

INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com

Ph 727.595.4020 Fax 727.596.0050



*** PUBLIC MEETING ***

PLANNING, ZONING AND BUILDING COMMITTEE MEETING AGENDA TUESDAY, AUGUST 12, 2025, BEGINS AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

(PLEASE SILENCE ALL CELL PHONES AND LIMIT PUBLIC COMMENTS TO 3 MINUTES.)

ITEM # AGENDA ITEM

- 1.0 Consideration of approving the August 12, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.
- 2.0 Comments from the public on any agenda item.
- 3.0 Consideration of approving the July 8, 2025, PZB Committee Meeting minutes. (Ref. pgs.: 1-5)
- 4.0 Quasi-Judicial announcement and administration of Oath to those testifying in the hearing.
- 5.0 **PUBLIC HEARING: Quasi-Judicial.** (Ref. pgs.: 6-21)

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.
- 6.0 **PUBLIC HEARING: RESOLUTION NO. 16-2025** (Ref. pgs.: 22-23)

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING A PRIVATE PROVIDER FEE FOR THE BUILDING DEPARTMENT; ADOPTING FINDINGS WITH RESPECT TO THE REASONABLENESS OF SUCH FEES; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
- 7.0 PZB Committee Members' comments on any subject.
- 8.0 Meeting adjournment.

Freddie Lozano, CMC
Town Clerk

Any person who decides to appeal any decision of the Planning, Zoning and Building Committee and the Town Council with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's office with your request within 24 hours prior to the start of the meeting. Phone 727.595.4020, Fax 727.596.0050

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*** PUBLIC MEETING ***

PLANNING, ZONING AND BUILDING (PZB) COMMITTEE MEETING MINUTES TUESDAY, JULY 8, 2025, BEGAN AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4TH FLOOR

The Meeting convened at 4:00 pm.

Those present: PZB Committee Chair Vice Mayor Ellen Bauer, PZB Committee Vice Chair Councilor Mark Housman, PZB Committee Citizen Member Claudia Riva, PZB Alternate Citizen Members Sue Deasy and Carla Bolling, and Town Attorney Daniel Lewis

Also present: Town Administrator Tina Porter, Finance Director Amy Lockhart, Town Clerk Freddie Lozano, Admin. Assistant to Town Clerk Ashley Ierna, Elisa LaBram of Labram Homes, and Jesse Eliassen of Jae Carbon, LLC.

Those absent: None

ITEM # AGENDA ITEM

- 1.0 Consideration of approving the July 8, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.

Motion by PZB Committee Citizen Member (CM) Riva – seconded by **Vice Chair Housman** to approve the PZB Committee Meeting agenda for July 8, 2025. **All Ayes. Motion carried 3-0.**

- 2.0 Comments from the public on any agenda item. None.

- 3.0 Consideration of approving the June 10, 2025, PZB Meeting minutes.

Motion by PZB Committee Citizen Member (CM) Riva – seconded by **PZB Committee Vice Chair Housman** to approve the PZB Committee Meeting Minutes of June 10, 2025. **All Ayes. Motion carried 3-0.**

Chairperson Bauer and **Vice Chair Housman** recused themselves from the dais and the Alternate PZB Committee Members assumed their seats.

4.0 Quasi-Judicial announcement and administration of Oath to those testifying in the hearing.

The Town Attorney made the quasi-judicial announcement and rules of procedure.

The Town Clerk administered the Oath to the Building Official and the representatives for each site plan, Ms. LaBram and Mr. Eliassen.

The Committee Members confirmed to the Town Attorney that they had no conflicts of interest or prior ex-parte communications about the site plan that would prevent them from making an impartial decision during the hearing.

5.0 PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a Site Plan Review from Braun-Diaz, Cherie C Tre Braun-Diaz, Cherie C Rev Trust, to construct a single-family home with two (2) floors over parking on the property located at 19101 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-002-0210.

The Building Official summarized that the proposed building is consistent with the Indian Shores streetscape program. It includes a subsurface stormwater management system designed to treat the first inch of stormwater runoff and handle roof drainage, in compliance with Town code. Silt fencing will be installed for erosion control during construction. The site plan review requirements, including site, grading, drainage, structural, and setback details were provided. Based on this review, the Building Official recommended approval, stating the site plan meets or exceeds all applicable Town code requirements for the Town Square Planning Area.

CM Deasy understood that the site plan met the Building and Town code requirements but asked if the Building Official had other concerns.

The Building Official stated that the new building will be an improvement over the previous structure and will be elevated out of flood levels. He noted a minor concern regarding the limited space around the property with regards to the placement of construction materials and construction vehicles. While confident that the builders will manage the situation responsibly, he also mentioned coordinating with the Indian Shores Police Department if traffic disruptions arise.

For the record, the **Building Official** confirmed his job title and credentials to the Town Attorney.

Motion by CM Riva – seconded by CM Bolling to accept the Town's file into the record. **All Ayes. Motion carried 3-0.**

CM Riva opened the hearing for public comments.

Lorraine Menchise, 19111 Vista Bay Drive, raised two concerns regarding the proposed development at the corner of Gulf Boulevard and 191st Avenue. First, she mentioned that the planned magnolia tree and shrubs near the 10-foot setback might obstruct visibility for pedestrians and bicyclists at the corner. Second, she voiced concern about potential parking issues if guests of the property park along 191st Avenue, which could hinder traffic flow in and out of the street. She urged the Committee to carefully consider these issues before making a final decision.

Peter Morell, 19115 Gulf Blvd., asked whether there will be any electric vehicles (EVs) at the new property that would impact the local electrical grid, which would require an upgrade from a 110-amp to a 200-amps or more. His concern was whether the increased load would affect the existing electrical system in the area.

The Building Official replied that EV-related concerns would be handled by Duke Energy.

Ms. LaBram confirmed that her clients do not have EVs included in their current plans.

The Building Official clarified that 193rd Street is a no-parking zone on both sides, but nearby parking is available at the Community Garden and at Nature Park for visitors. He noted that the Town code only requires two parking spaces for this type of structure, with no requirement to provide additional guest parking. The property meets all parking requirements under the town ordinance.

Motion by CM Riva – Seconded by **CM Deasy** to recommend Council approval of the 19115 Gulf Blvd. site plan review. **All Ayes. Motion carried 3-0.**

Motion by CM Riva – Seconded by **CM Bolling** to close the public hearing after no additional comments were made. **All Ayes. Motion carried 3-0.**

6.0 PUBLIC HEARING: Quasi-Judicial

Consideration of a request for a Site Plan Review from Scott McDonald, Doris Ortiz, to construct a single-family home with two (2) floors over parking on the property located at 18515 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-00000-330-0900.

The Committee Members confirmed to the Town Attorney that they had no conflicts of interest or prior ex-parte communications about the site plan that would prevent them from making an impartial decision during the hearing.

The Building Official summarized his findings in a letter of recommendation for approval of the site plan, which meets or exceeds the Town code requirements for stormwater management system, drainage, grading, structural, and setback requirements. Silt fencing will be installed for erosion control during construction. He noted that this project was previously granted a variance for the side setbacks and building height.

For the record, the **Building Official** confirmed his job title and credentials to the Town Attorney.

CM Riva asked whether the garage and carport facing Gulf Boulevard would present an issue, as previous approvals in the same area required access from the rear, not directly from Gulf.

The Building Official responded that in this case, vehicles will enter from the front and won't need to access the property from behind. He added that the turning radius allows for a three-point turn so vehicles can exit Gulf Boulevard facing forward.

CM Deasy asked the **Building Official** if he had any concerns about this site plan.

The Building Official again mentioned the limited space on the site, which will make it challenging for the builder to store materials and set up construction equipment. With houses on both sides and restricted parking, there may be times when a lane of Gulf Boulevard will need to be temporarily closed. These closures will be coordinated with the police department, using either police patrols or a private flagging company to manage traffic and pedestrian safety.

CM Riva asked whose responsibility it is to make sure the seawall is fine.

Scott McDonald, 18515 Gulf Blvd., replied that it is in good shape and noted the seawall was refurbished in 2020 and that the dock is made of composite materials.

Peter Morell, 19115 Gulf Blvd., asked whether there will be any electric vehicles (EVs) at the new property that would impact the local electrical grid (same question asked for the 19101 Gulf Blvd. site plan).

Mr. Eliassen replied, to his knowledge, there is no need for an electrical grid upgrade. They will work with the energy company if needed.

Motion by **CM Riva** – seconded by **CM Bolling** to close the public comments after no additional comments were made. **All Ayes. Motion carried 3-0.**

Motion by **CM Riva** – seconded by **CM Deasy** to recommend Council approval of the 18515 Gulf Blvd. site plan review. **All Ayes. Motion carried 3-0.**

Motion by **CM Riva** – seconded by **CM Deasy** to close the public hearing. **All Ayes. Motion carried 3-0.**

Chairperson, Vice Mayor Bauer and **Vice Chair, Councilor Housman** resumed their seats at the dais to finish the meeting.

8.0 Meeting adjournment.

Motion by Chairperson Bauer – seconded by **Vice Chair** Housman to adjourn the meeting at 4:30 pm. **All Ayes. Motion carried 3-0.**

Freddie Lozano, CMC
Town Clerk



INDIAN SHORES BUILDING DEPARTMENT

July 17, 2025

Planning, Zoning and Building Committee and Town Council
Town of Indian Shores
19305 Gulf Blvd.
Indian Shores, Florida 33785

Subject: Site Plan Review for 19455 Gulf Blvd.
Parcel Number 30-30-15-17874-000-0060
Pay to Park Lot

Dear PZB Committee and Town Council Members,

As Building official for the town of Indian Shores I have completed the review of the submitted site plans for the construction/expansion of a pay to park lot. Located at 19455 Gulf Blvd.

The property was a commercial Plaza; the existing building was demolished, and it is currently a pay to park lot, based on the plans and survey, the proposed expanded parking lot can be constructed. The applicant's design and construction team consist of:

Property Owner: Indian Pass Village Company
Engineer Jeremy Lunsford P.E. From George F. Young

Plan sets and electronic data we're submitted for this site plan review process by the applicant's Engineer as identified above, the layout and the appearance for this project fits within the property and surrounding area, the project presents a clean look.

The parking lot will blend in nicely with Indian Shores streetscape program.

Drainage will be accommodated by the construction of a surface stormwater management system to treat the first one inch of storm water per town code.

Erosion control with silt fencing during construction.

Requirements for site plan review per town code have been addressed on the plan sheets for site, grading, drainage.

INDIAN SHORES BUILDING DEPARTMENT

PZB Committee Meeting Materials Packet Reference.

The following site breakdown table shows how the project compares to the Town Code requirements

Site Breakdown

Description	Existing	Proposed
Total Lot Area (square feet)	32,998	32,998
Parking spaces	26	52
Number of parcels	1	1
All Parking at ground level	26	52
Side Setbacks (feet)	6 feet north 9 foot 6 inches south	6 feet north 9 foot 6 inches south
Front Setbacks (feet)	18	18
Drainage Retention	1 inch	1 inch

Based on my review the proposed site plan meets or exceeds town code requirements of Indian Shores.

As building official I recommend approval of the site plan for 19455 Gulf Blvd.

Sincerely,



Brian Rusu

Brian Rusu CBO, CFM
Building Official – Floodplain Administrator
Building, Zoning & Code Enforcement Director
Town of Indian Shores
19305 Gulf Blvd 33785
Phone: 727-474-7785
Fax: 727-596-0050
Website <http://www.myindianshores.com/2229/Building-Department>

INDIAN SHORES

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July 25, 2025

Dear Indian Shores Property Owner:

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, August 12, 2025, at 4:00 P.M., for a site plan review request for recommendation and consideration of Council approval for the property located at 19455 Gulf Boulevard, Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Council Chambers, Indian Shores, Florida. If the site plan is approved, the PZB Committee will make a recommendation to the Town Council for consideration of approval, which will be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, August 12, 2025, at the same location beginning at 5:01 P.M.

PUBLIC HEARING:

Quasi-Judicial

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.

All interested parties are invited to attend.

This notice is possibly being sent to you as a condominium officer. If you are now or have ever been an officer, please see to it that this notice is disseminated to the members of your association so they may participate.

If the constituency of your Condominium board has changed, please keep the Town Clerk informed of the new members so that we may better serve you.

Sincerely,

Freddie Lozano, CMC
Town Clerk

INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Building Permit Tech of the Town of Indian Shores, Florida, the 25 day of July, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on August 12, 2025, beginning at 3:00pm on the 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

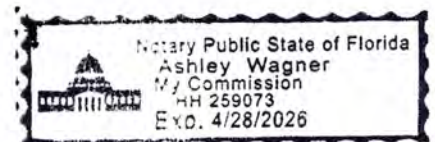
Attached:

1. The notice detailing the variance request for the property located at 19455 Gulf Blvd., Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Yvonne Williams
Signature of Affiant

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 5th day of August, 2025, by Yvonne Williams.

Ashley Wagner
Signature of Officer Administering Oath or of Notary Public



TAHITIAN TOWERS PROP LTD
C/O MR JOE TAWIL
19450 GULF BLVD STE A
INDIAN SHORES, FL 33785-2212

TAHITIAN TOWERS INC
C/O QUALIFIED PROPERTY MGMT INC
5901 US HWY 19 STE 7Q
NEW PORT RICHEY, FL 34652-2940

DEL MAR WEST CONDO ASSN INC
P.O. BOX 1294
TARPON SPRINGS, FL 34688-1294

CHATEAUX A CONDOMINIUM INC
C/O LEADING EDGE CAM
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

FLA WEST GOLF FLA INC
PO BOX 20055
BRADENTON, FL 34204-0055

DEL MAR WEST CONDO ASSN INC
FRANKLY COASTAL PROPERTY MGMT,
LLC
1400 LAKE TARPON AVE
TARPON SPRINGS, FL 34689

CHATEAUX A CONDOMINIUM INC
QUAST, SHANNON
326 WINDRUSH BLVD UNIT 1B
INDIAN ROCKS BEACH, FL 33785

LAS OLAS CONDOMINIUM INC
CONDOMINIUM MGMT GROUP
7800 66TH ST N STE 205
PINELLAS PARK, FL 33781-2101

TOLLEY, RONALD RYAN
19501 GULF BLVD
INDIAN SHORES, FL 33785-2218

BAREFOOT BEACH RESORT INDIAN
SHORES CONDO ASSN INC
19417 GULF BLVD
INDIAN SHORES, FL 33785-2216

LAS OLAS CONDOMINIUM INC
STEVE MEZER, PA
1511 N. WESTSHORE BLVD.
SUITE #1000
TAMPA, FL 33607

BAYSHORE YACHT AND TENNIS CLUB
CONDO ASSN INC
C/O MANAGEMENT OFFICE
7904 WEST DR
NORTH BAY VILLAGE, FL 33141-5592

BAREFOOT BEACH RESORT INDIAN
SHORES CONDO ASSN INC
C/O ASSOCIA GULF COAST
9887 4TH ST N STE 104
ST PETERSBURG, FL 33702-2521

AVRA HOMEOWNER'S ASSN INC
19505 GULF BLVD
INDIAN SHORES, FL 33785-2208

BAYSHORE YACHT AND TENNIS CLUB
CONDO ASSN INC
GASTESI LOPEZ MESTRE & COBIELLA, PLLC
8105 NW 155TH STREET
MIAMI LAKES, FL 33016

AVRA HOMEOWNER'S ASSN INC
BAMIS, GEORGE, ESQ.
625 COURT STREET
CLEARWATER, FL 33756

Tampa Bay Times

Published Daily

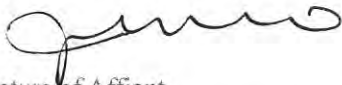
STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF QUASI-JUDICIAL PUBLIC HEARING was published in said newspaper by print in the issues of 07/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



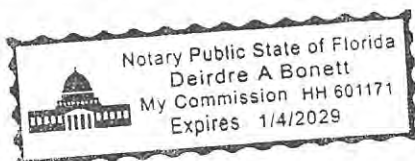
Signature of Affiant _____

Sworn to and subscribed before me this 07/30/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

LEGAL NOTICE

TOWN OF INDIAN SHORES NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, August 12, 2025, beginning at 4:00 P.M., for a site plan review request for recommendation and consideration of Town Council approval for the property located at 19455 Gulf Boulevard, in Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Community Center, Indian Shores, Florida. The PZB Committee will make recommendations to the Town Council for consideration of approval if the site plan meets the necessary requirements pursuant to the Town's building code requirements. The recommended site plan will then be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, August 12, 2025, at the same location beginning at 5:01 P.M.

PUBLIC HEARING:

Quasi-Judicial

Consideration of a request for a Site Plan Review from Indian Pass Village Co., to expand a paid-to-park parking lot from 26 spaces to 52 spaces located at 19455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-17874-000-0060.

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Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's Office with your request.

Phone: 727-595-4020

Fax: 727-596-0050

Freddie Lozano, Town Clerk
Town of Indian Shores, FL

7/30/2025 jlb

47454-1

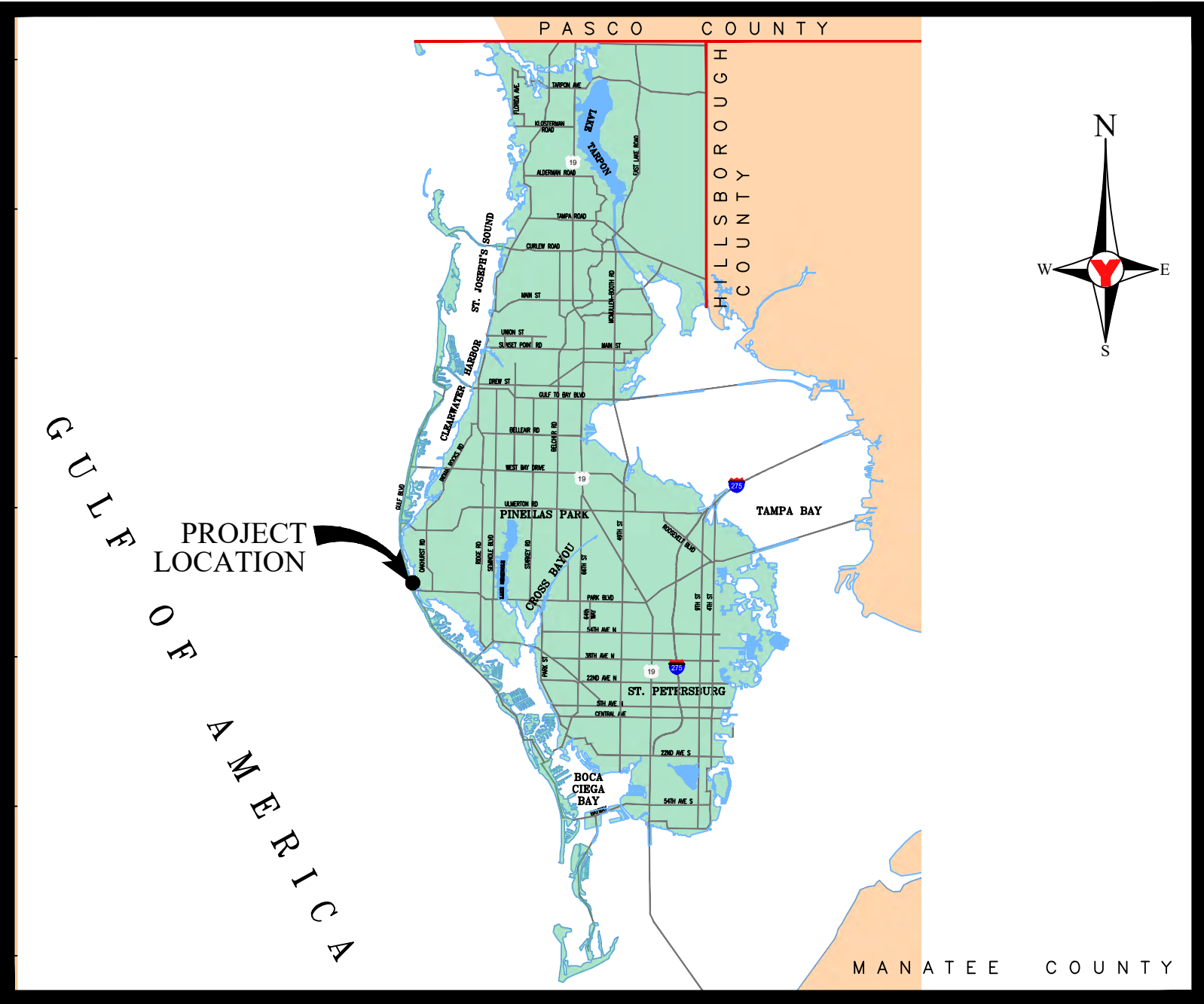


INDIAN PASS VILLAGE

19455 GULF BOULEVARD
INDIAN SHORES, FL 33785

30-30-15-17874-000-0060 CONSTRUCTION PLANS

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST



PINELLAS COUNTY LOCATION MAP
N.T.S.



Since 1919

George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG ■ LAKEWOOD RANCH ■ TAMPA ■ GAINESVILLE ■ LAKE WALES ■ PUNTA GORDA

Sheet List Table

Sheet Number	Sheet Title
C00.0	COVER
C01.0	GENERAL NOTES
C02.0	EXISTING CONDITIONS
C03.0	DEMOTITION AND EROSION CONTROL
C04.0	SITE PLAN
C05.0	PAVING, GRADING AND DRAINAGE PLAN
C06.0	DETAILS
C06.1	DETAILS



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST:

SITE OWNER/DEVELOPER: FLA GOLF WEST FLORIDA, INC.
19455 GULF BLVD
INDIAN SHORES, FL 33785
PHONE: (727) 460-1523
GEORGE SCHIAVONE
EMAIL: info@smugglersgolf.com

CIVIL ENGINEERING: GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317
FAX: (727) 822-2919
TIM RANKIN
EMAIL: trankin@georgefyoung.com

SURVEYOR: GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA 33701
PHONE: (727) 822-4317
FAX: (727) 822-2919
TREVOR HATCH
EMAIL: thatch@georgefyoung.com



Know what's below.
Call before you dig.
sunshine811.com

CALL 811 OR 800-432-4770
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

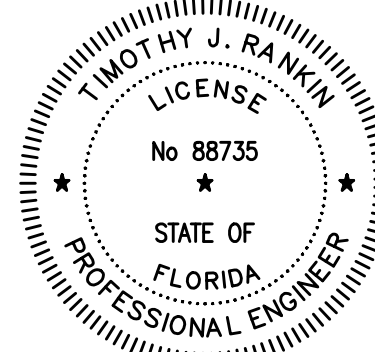
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY RANKIN ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TIMOTHY RANKIN, PE
DATE

No. 88735

INDIAN PASS VILLAGE
FLA GOLF WEST FLORIDA, INC
CONSTRUCTION PLANS

GFY PROJECT NO. 24007800SC

FOR AGENCY USE

ACCESS PERMIT NUMBER: 2025-A-799-00021
DRAINAGE PERMIT NUMBER: 2025-D-799-00023
STATE ROAD ID: 15140000
STATE ROAD NUMBER: 699
MILE POST NUMBER: 4.399-4.422
ACCESS CLASSIFICATION: 7
POSTED SPEED: 30 MPH

GENERAL NOTES:

1. ALL ELEVATIONS IN THESE PLANS REFERENCE NAD 1988 VERTICAL DATUM.
2. GEORGE F. YOUNG, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTORS' WORK OR RESPONSIBILITIES. GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY PROCEDURES.
3. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY BEAR A STAMP FROM INDIAN SHORES STATING THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION. PLANS WHICH ARE NOT STAMPED APPROVED SHALL BE VOID. ANY CHANGES MADE AFTER THE INTERIM AND FINAL CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND PAYING ALL PERMIT FEES REQUIRED TO CONSTRUCT THIS PROJECT. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE OWNER COPIES OF ALL NECESSARY REGULATORY PERMITS AND LOCAL AGENCY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION AND MUST BE KEPT ON SITE.
5. PRIOR TO COMMENCEMENT OF ANY SITE WORK, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BY THE INDIAN SHORES' DEVELOPMENT SERVICES & REVIEW DIVISION. AT A MINIMUM, THE CONTRACTOR, ENGINEER (OR ENGINEER'S REPRESENTATIVE), AND MEMBERS OF THE INDIAN SHORES' DEVELOPMENT REVIEW DIVISION SHALL BE PRESENT TO ADDRESS CONSTRUCTION REQUIREMENTS AND CONCERNS.
6. THIS SET OF PLANS AND ANY SHEETS PREPARED BY OTHER PROFESSIONALS, GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
7. SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO EXISTING SITE GRADES AND ELEVATIONS, LOCATION OF EXISTING IMPROVEMENTS, EXISTING PIPE INVERTS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC OR SURVEY INFORMATION HAS BEEN PREPARED BY GEORGE F. YOUNG.
8. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND TOPOGRAPHIC/SURVEY INFORMATION AND NOTIFY GEORGE F. YOUNG, INC. OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
9. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GEORGE F. YOUNG, INC.
10. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY CONCERNING ERRORS AND OMISSIONS. WHEN FIELD CONDITIONS MERIT DEVIATIONS FROM THE REQUIREMENTS OF THESE PLANS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT THE TIME OF SUBMISSION OF SHOP DRAWINGS. PRIOR TO SUBMISSION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SHOP DRAWINGS AND MATERIALS OR PRODUCT DATA FOR COMPLETENESS AND COMPLIANCE WITH THE CONSTRUCTION REQUIREMENTS, TO VERIFY ALL DIMENSIONS AND CONDITIONS, AND TO COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED DURING CONSTRUCTION.
12. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE THE CONTROL OF EROSION AND SEDIMENT. OFF-SITE TRACKING, SPILLS, SANITARY WASTE, FERTILIZERS & PESTICIDES, FUEL STORAGE, SOLID WASTE DISPOSAL, STORMWATER DISCHARGES, NON-STORMWATER DISCHARGES, AND HAZARDOUS WASTE. WHEN A SPILL IS ENCOUNTERED CONSTRUCTION SHALL STOP AND WORK SHALL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE, SOLID WASTE, OR SANITARY WASTE SHALL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION.
14. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS OF THE INDIAN SHORES' ENGINEERING DESIGN STANDARDS OR APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS OR SURVEY WORKS PERFORMED WITHIN THE PROTECTION BY A REPRESENTATIVE OF THE INDIAN SHORES' DEVELOPMENT SERVICES & REVIEW DIVISION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15. AT THE COMPLETION OF WORK, THE ENTIRE PROJECT SITE AND ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY CLEANED AND DISTURBED AREAS SHALL BE RESTORED. THE CONTRACTOR SHALL AT A MINIMUM CLEAN ALL INSTALLED AND PRE-EXISTING STRUCTURES AND PIPELINES AFFECTED BY CONSTRUCTION; CLEAR ACCUMULATED SILTS FROM PONDS, SWALES, AND OTHER DRAINAGE FACILITIES; AND CLEAN ALL SIDEWALKS, GUTTERS, AND PAVED AREAS.
16. RECENT FIRE FLOW TEST DATA SHALL BE UTILIZED BY SITE ENGINEER OR RECORD FOR DESIGN OF ANY REQUIRED FIRE PROTECTION SYSTEMS. ANY NEW FIRE PUBLIC SYSTEM EXTENSIONS SHALL BE PERFORMED BY THE CITY AT THE EXPENSE OF THE DEVELOPER.
17. CITY CIRCLES WILL MAKE NECESSARY TAPS AND INSTALL THE WATER AND FIRE SERVICE UP AND INCLUDING THE REQUIRED BACKFLOW PREVENTION DEVICE AT THE EXPENSE OF THE DEVELOPER. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND MAKE PAYMENT FOR NECESSARY CITY WORK THROUGH THE CITY'S WATER RESOURCES DEPARTMENT.

GRADING NOTES:

14. ALL TOPSOIL WITHIN THE PROPOSED LIMITS OF GRADING SHALL BE STRIPPED AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE DURING FINISHED GRADING AND LANDSCAPING ACTIVITIES. AFTER ALL LANDSCAPED AREAS HAVE BEEN BROUGHT TO FINISHED GRADE, ANY EXCESS SOILS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.
19. ALL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.
20. COORDINATE THE SEQUENCING OF ALL CLEARING AND GRUBBING AND GRADING ACTIVITIES WITH THE EROSION CONTROL PLAN.
21. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
22. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS. NO GRADING SHALL OCCUR OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PRIOR APPROVALS.
23. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS IN ORDER TO MINIMIZE OFFSITE RUNOFF.
24. PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STORMWATER PONDS AND SWALES ARE CONSTRUCTED INACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE POND VOLUME SHALL BE DETERMINED PERIOD OF THE DESIGN VOLUME AND POND SIDE SLOPES SHALL NOT BE STEEPER THAN THAT SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER, TO MAKE ANY NECESSARY ADJUSTMENTS IF THE STORMWATER PONDS OR SWALES ARE NOT CONSTRUCTED ACCURATELY.
26. ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1:6 GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
27. THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
29. COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, AT A MINIMUM EVERY 500 SF OF BUILDING AREA OR 2,500 SQUARE FEET OF NON-BUILDING AREA PER 10' 12" OF IN TRAVEL.
30. AREAS WITH LIMITED SPACES SUCH AS FOR INSTALLATION OF MANHOLES, INLETS, OR UTILITY TRENCHES SHOULD BE BACKFILLED AND COMPACTED METHODICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR
31. SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK OR A 5-TON (STATIC DUMP WEIGHT) VIBRATORY ROLLER AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
32. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24" AND RECOMPACTED TO 95% MODIFIED PROCTOR DENSITY AND WITHIN 4.0% OF OPTIMUM MOISTURE CONTENT.
33. IN THE EVENT THAT THE SUBGRADE IS AFFECTED BY AN INADEQUATE WEATHER OR CONSTRUCTION TRAFFIC AFTER IT HAS BEEN INITIALLY PREPARED THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING IT TO THE PROPER CONDITION PRIOR TO PLACING FILL.
34. FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4' OF FINISH GRADE. THE FILL SHALL CONSIST OF FINE TO MEDIUM

SAND WITH LESS THAN 15% SILT. FINES. FILL MATERIAL WITH SILT FINES BETWEEN 5 AND 15 PERCENT MAY BE USED BUT STRICT MOISTURE CONTROL MAY BE REQUIRED. COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER FOR MOISTURE CONTROL.

FILL MATERIAL SHALL BE COMPACTED TO 98% MODIFIED DRY DENSITY IN PAVED AND STRUCTURAL AREAS AND AT LEAST TO 95% MODIFIED DRY DENSITY IN NON-STRUCTURAL AND LANDSCAPED AREAS, AND SHALL BE PLACED IN 10"-12" LOOSE LIFTS (8" IN TRENCHES), AND WITHIN 3.0% OF OPTIMUM MOISTURE CONTENT.

STRUCTURAL AREAS INCLUDE ZONES OF INFLUENCE AROUND THE BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.

FILL SLOPES SHOULD BE BENCHMARKED INTO THE EXISTING SLOPES AND SHOULD BE COORDINATED WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR DEPTH OF BENCH INTO THE SLOPE.

EXCAVATIONS OR STOCKPILED EXCAVATION MATERIALS SHALL NOT BLOCK ACCESS TO OFF-SITE SIDEWALKS, ROADS, OR DRIVEWAYS UNLESS AN ADEQUATE BYPASS ROUTE IS PROVIDED. CONTRACTOR SHALL MINIMIZE INCONVENIENCE TO ADJACENT PROPERTIES.

THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY AND PROTECTIVE DEVICES AT ALL EXCAVATIONS AREAS.

OSHA SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO PROVIDE AND MAINTAIN ANY SHEETING, BRACING, SHORING, ETC. REQUIRED TO CONTAIN EXCAVATIONS AND STOCKPILES WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO STABILIZE THE SIDES OF THE EXCAVATION, TO BE IN ACCORDANCE WITH OSHA REQUIREMENTS, AND TO PREVENT ANY MOVEMENT WHICH MAY CAUSE DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL EROSION CONTROL REGULATIONS AND SHALL ENSURE THAT ANY STORMWATER AND NON-STORMWATER DISCHARGES FROM THE SITE DO NOT EXCEED THE TOLERANCES SET FORTH IN THOSE REGULATIONS.
2. EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
3. THE EROSION AND SEDIMENT CONTROL MEASURES OUTLINED IN THESE PLANS ARE REPRESENTATIVE OF BEST MANAGEMENT PRACTICES, AND ARE INTENDED TO MEET THE MINIMUM ACCEPTABLE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 62-260.15, F.A.C. AND THE LOCAL WATER MANAGEMENT DISTRICT. ADDITIONAL CONTROLS MAY BE NECESSARY DEPENDING ON SITE CONDITIONS, CONSTRUCTION PHASING, RAINFALL SEVERITY, AND ACTUAL EFFECTIVENESS OF CONTROLS, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(a)(b) OR LATEST VERSION), THE FORMS SHALL BE FILED TO THE APPROPRIATE AGENCY AS INDICATED ON THE FORMS.
5. IN ADDITION TO THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FDOT REGULATIONS. THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE DEPARTMENT'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
6. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WETLANDS, SURFACE WATERS OF THE STATE, OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE AND/OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP.
7. GENERAL SEQUENCING FOR EROSION CONTROL
 - 7.1. INSTALLATION OF PERIMETER CONTROLS AND INLET PROTECTION
 - 7.2. CONSTRUCTION OF SEDIMENT BASIN
 - 7.3. CLEARING AND GRUBBING
 - 7.4. SITE GRADING (ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS).
 - 7.5. SITE DEVELOPMENT AND BUILDING CONSTRUCTION
 - 7.6. FINAL STABILIZATION.

SEE EROSION CONTROL PLAN FOR ADDITIONAL CONSTRUCTION SEQUENCING NOTES.

AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE SITE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES. IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.

EROSION CONTROL BEST PRACTICES:

- A. CONSTRUCTION ACTIVITIES SHOULD BE PLANNED IN PHASES WITH THE MINIMUM AMOUNT OF LAND DISTURBANCE NECESSARY TO DEVELOP OCCURRING IN EACH PHASE IN ORDER TO REDUCE THE EROSION POTENTIAL OF THE SITE.
- B. PERIMETER CONTROLS, SEDIMENT TRAPS, BASINS, DIVERSIONS, AND OTHER EROSION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.
- C. CONSTRUCTION EXCAVATION AND EROSION CONTROL PATS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHOULD BE MONITORED REGULARLY FOR EFFECTIVENESS IN MINIMIZING OFFSITE SEDIMENT TRACKING.
- D. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATE SITE SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES, AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS TO MINIMIZE OFFSITE RUNOFF.
- E. STORAGE AREAS, VEHICLE WASH DOWN AREAS, CONCRETE WASHOUT AREAS, WASTE COLLECTION AND DISPOSAL AREAS, AND OTHER POTENTIAL POLLUTION SOURCES SHOULD BE CLEARLY DELINEATED ON THE SITE WITH SIGNAGE SO THEY CAN BE EASILY LOCATED AND UTILIZED.
- F. A RAIN-GAUGE SHALL BE MAINTAINED ON THE SITE TO MONITOR RAINFALL EVENTS.
- G. EROSION CONTROL MEASURES SHALL BE IN PLACE WITHIN 24 HOURS AFTER EACH 3/4-INCH RAINFALL EVENT AND AT LEAST ONCE A WEEK, AND IN ACCORDANCE WITH THE SWPPP AND ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATION. ANY REQUIRED MAINTENANCE, REPAIRS, OR NECESSARY MODIFICATIONS TO THE EROSION CONTROL PLAN SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE OR EROSION BARRIER.
- H. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
- I. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCLOSED WITH PROPER SEDIMENT CONTROLS. STOCKPILES SHOULD BE STABILIZED IF THEY ARE NOT TO BE USED FOR A PERIOD OF 7 DAYS OR MORE.
- K. SPECIAL CONSIDERATIONS SHOULD BE TAKEN WHEN CLAYS, MUCK, SILTS, AND OTHER FINE PARTICLES ARE PRESENT ON SITE AS THEY PRESENT A HIGHER RISK FOR EROSION AND TURBIDITY PROBLEMS. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS.

INSPECTION AND MAINTENANCE:

- A. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS. THE SWPPP SHALL INCLUDE THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S DESIGNATED REPRESENTATIVE.
- B. THE CONTRACTOR OR OTHER DESIGNATED INDIVIDUAL IS REQUIRED TO INSPECT AND MAINTAIN ALL CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.
- C. THE DESIGNATED INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DETERMINED BY THE EROSION DEPARTMENT OF THE ENVIRONMENT PROTECTION AGENCY.
- D. THE INSPECTOR SHALL BE RESPONSIBLE FOR MEETING THE FOLLOWING OBJECTIVES AT A MINIMUM:
- D.1 CONFIRM THAT ALL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs HAVE BEEN PROPERLY INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLAN AND SWPPP.
- D.2 CONFIRM THAT EROSION IS BEING EFFECTIVELY CONTROLLED.
- D.3 CONFIRM THAT OFFSITE SEDIMENTATION IS BEING PREVENTED.
- D.4 CONFIRM THAT NO TURBIDITY IS BEING GENERATED IN RECEIVING WATERS.
- E. THE INSPECTOR SHALL IMMEDIATELY RECORD AND REPORT ALL SECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE CONTRACTOR AND CONTRACTOR AND RETAINED ON SITE FOR FUTURE REFERENCE AS NEEDED.
- F. INSPECTION REPORT FORMS SHALL BE A PART OF THE SWPPP AND SAMPLE FORMS CAN BE OBTAINED FROM THE FDEP.

PROTECTION OF WETLANDS AND SURFACE WATERS:

- A. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE WATER QUALITY OF DOWNSTREAM OR ADJACENT WETLANDS AND SURFACE WATERS IS PROTECTED DURING CONSTRUCTION

ACTIVITIES. IN NO CASE SHALL TURBID OR POLLUTED WATERS BE DISCHARGED TO ON OR OFF SITE WETLANDS OR OTHER SURFACE WATERS.

WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES, DOWNSTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EROSION CONTROL AND TURBIDITY CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE SWPPP. GENERAL BEST MANAGEMENT PRACTICES INCLUDE THE FOLLOWING:

C.1 EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

C.2 EROSION CONTROL AND TURBIDITY CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.

C.3 EROSION CONTROL INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY UPON INSTALLATION OF THE STORMWATER STRUCTURES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO ACTIVITY, INCLUDING BUT NOT LIMITED TO CLEARING AND GRUBBING, GRADING, STORAGE OF EQUIPMENT OR MATERIALS, OR ANY OTHER LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES, SHALL OCCUR WITHIN THE PROTECTIVE BUFFER AREAS OF WETLANDS AND SURFACE WATERS AS DELINEATED ON THESE PLANS OR AS REQUIRED BY ANY STATE, FEDERAL OR LOCAL AGENCIES.

STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCLOSED WITH PROPER SEDIMENT CONTROLS.

C.2 CONSTRUCTION EQUIPMENT SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM DISCHARGING INTO SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEANS OF PREVENTING SUCH DISCHARGES, SUCH AS:

F.1 ENCIRCLE AREAS WITH SILT FENCES OR SILT DIKES;

F.2 CONSTRUCT SEDIMENT SUMPS WITHIN THE AREAS IN ORDER TO CONTAIN SPILLS;

F.3 UTILIZE ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

INSPECT AND MAINTAIN ALL EROSION AND TURBIDITY CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM EVENT IN EXCESS OF 1/2-INCH.

CONTROL OF WIND EROSION:

- A. FUGITIVE DUST SHALL NOT BE ALLOWED TO LEAVE THE SITE WHILE UNDER CONSTRUCTION.
- B. BARE EARTH AREAS AND STOCKPILES SHALL BE WATERED, COVERED, OR VEGETATED TO PREVENT EROSION AND FUGITIVE DUST EMISSIONS. WATERING SHALL BE DONE DAILY, OR AT AN INTERVAL APPROPRIATE FOR MAINTAINING DUST CONTROL BUT SHALL NOT CAUSE WATER EROSION OR TURBIDITY IN NEARBY WATER BODIES OR FORMS.
- C. CONSTRUCTION VEHICLE SPEED SHALL BE LIMITED IN CASES WHERE BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED.
- D. FOR AREAS TO ULTIMATELY BE VEGETATIVE, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
- E. THE BARRIERS OR OTHER MEASUREMENT OTHER MEANS OF DUST CONTROL, SUCH AS DUST CONTROL FENCES, AS NECESSARY WHEN WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR FUGITIVE DUST EMISSIONS.

ELECTRICAL, TELEPHONE, AND CABLE TV UTILITIES

GEORGE F YOUNG, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF ELECTRIC, TELEPHONE, OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

QUALITY CONTROL TESTING, INSPECTIONS AND APPROVALS

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PERFORM ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.
2. THE CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK, AND SHALL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) SHALL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.
3. TESTING SHALL INCLUDE AT A MINIMUM:
 - a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;
 - b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; c. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;
 - d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES.
 - e. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR.
4. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
5. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, AND SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEGINNING WORK. THE LAB SHALL COMPLY WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

AS-BUILT DRAWING REQUIREMENTS

1. UPON COMPLETION OF THE PERMIT WORK, AND PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY OR COMPLETION, THE ENGINEER OF RECORD WILL NEED TO SUBMIT A SIGNED AND SEALED SITE CERTIFICATION LETTER (REFERENCING THE BUILDING PERMIT APPLICATION NUMBER AS WELL AS THE SITE ADDRESS) AND TWO COMPLETE SETS OF SIGNED AND SEALED CIVIL SITE AS-BUILT RECORD DRAWINGS WHICH SHOW THE LOCATIONS AND INVERT ELEVATION OF ALL NEW AND MODIFIED SITE UTILITIES; FINAL PAVEMENT GRADES; DRAINAGE FLOOR ELEVATIONS; SIDEWALK ELEVATIONS, ETC. TO ACCURATELY DOCUMENT THAT ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS, SPECIFICALLY NOTING ANY DEVIATIONS. ***NOTE THAT A FINAL SURVEY DOES NOT MEET THE REQUIREMENT FOR THE RECORD DRAWINGS; RECORD SURVEY INFORMATION MUST BE TRANSFERRED ONTO THE CIVIL PLAN SETS SHOWING ALL ELEVATIONS AND THE RECORD CIVIL DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER OF RECORD.
2. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. SPECIFY THE HORIZONTAL AND VERTICAL DATUM REFERENCED. DATUM SHALL BE THE SAME AS THAT UTILIZED IN THESE CONSTRUCTION PLANS;
 - b. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS SHALL SHOW THE CORRESPONDING HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION AS MEASURED IN THE FIELD;
 - c. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES;
 - d. FOR ROADWAY AND DRIVE AISLES, PROVIDE PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 100 FEET PLUS ALL CHANGES IN LONGITUDINAL SLOPE OR CROSS SLOPE, AT INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS;
 - e. FOR PARKING LOTS, RECORD THE CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS, AND SHOW THE DEPTH AND WIDTH OF PARKING STALLS;
 - f. PROVIDE HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED AS HANDICAP ACCESSIBLE ROUTES IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET;
 - g. STORMWATER DRAINAGE SYSTEMS (BOTH OPEN CONVEYANCE AND PIPED SYSTEMS) INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS AT ONE FOOT INTERVALS, AND CROSS SECTIONS OF OUTFALL CONTROL STRUCTURE (S);
 - h. STORMWATER CONTROL STRUCTURE INFORMATION (INCLUDING BOX STRUCTURES, FLUMES, AND SPILLWAYS) SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL PIPES, WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS, AS SHOWN ON CONSTRUCTION DETAILS AS A MINIMUM;
 - i. FOR ALL STORMWATER PONDS AND OPEN CONVEYANCE SYSTEMS, PROVIDE TOP OF BANK ELEVATIONS, BOTTOM OF CHANNEL ELEVATIONS, AND HORIZONTAL DIMENSIONS MEASURED AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS. A MINIMUM OF 10 LOCATIONS PER POND WILL BE REQUIRED AND MORE MAY BE NECESSARY TO ACCURATELY SHOW THE FOOTPRINT AND VOLUME OF THE POND. HORIZONTAL POND DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER POINTS ON THE PROPERTY;
 - j. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS INCLUDING STRUCTURE TOPS, INVERT

ELEVATIONS, AND PIPE SIZES FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS, CLEANOUTS, VALVES, FITTINGS, AND CONNECTION POINTS;

k. LENGTHS OF PIPELINES BETWEEN STRUCTURES;

l. UTILITY LOCATIONS TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 100-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET;

m. VERTICAL ELEVATIONS OF ALL PIPELINES WHERE THERE IS A CROSSING OF NEW AND EXISTING DOMESTIC AND FIRE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER LINES IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATIONS HAVE BEEN MET;

n. HOLOGRAPHIC AND VISUAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR. THE INSPECTION SHALL BE RECORDED AND ALL FEATURES SHALL BE MEASURED AND LOGGED AS THE CAMERA PROGRESSES THROUGH THE PIPE. INSPECTION REPORTS SHALL INCLUDE PIPE SIZE, PIPE MATERIAL, LOCATION OF CHANGES IN MATERIAL, BRANCH OR CONNECTION LOCATIONS AND LOCATIONS OF DEFECTS.

E TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. TRAFFIC CONTROL PLAN SHALL INCLUDE DETAILED CONSTRUCTION SEQUENCING AND SHALL OUTLINE THE USE OF BARRICADES, TEMPORARY AND PERMANENT PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNAGE, FLAGMEN AND ANY OTHER TRAFFIC CONTROL MEASURES NECESSARY TO MAINTAIN ADEQUATE AND CONSISTENT TRAFFIC FLOW AND SAFETY FOR WORKERS AND PEDESTRIANS DURING ALL CONSTRUCTION ACTIVITIES.
 2. TRAFFIC CONTROL PLAN AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT INDEX NO. 600 LATEST EDITIONS.
 3. TRAFFIC CONTROL DEVICES SHALL BE INSPECTED DAILY TO ENSURE PROPER PLACEMENT AND FUNCTIONALITY IS MAINTAINED THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
 4. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED TRAFFIC CONTROL PLAN, ALL PROPOSED ROADWAY AND DRIVEWAY CLOSURES SHALL BE LIMITED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M.
- THE CONTRACTOR SHALL CONTACT ANY PROPERTY OWNERS AFFECTED BY CONSTRUCTION ACTIVITIES, AND SHALL COORDINATE THE SEQUENCING OF TEMPORARY DRIVEWAY CLOSURES IN ORDER TO MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

PROJECT DESCRIPTION:

1. SITE LOCATION:
19455 GULF BLVD, INDIAN SHORES, FL, 33785
2. PROJECT AREA:
THE TOTAL PROJECT AREA IS 1.04 ACRES.
THE AREA TO BE DISTURBED IS 0.76 ACRES.
3. EXISTING SITE CONDITIONS:
THE EXISTING CONDITION OF THE SITE IS A RETAIL SHOPPING CENTER AND MINIATURE GOLF COURSE.
4. DESCRIPTIONS OF PROPOSED STORM WATER MANAGEMENT SYSTEM:
STORMWATER RUNOFF FROM THE PROJECT AREA WILL MATCH THE EXISTING DRAINAGE PATTERN.
5. RECEIVING WATERS/WETLAND AREAS:
THE STORMWATER MANAGEMENT SYSTEM WILL DISCHARGE ONTO GULF BLVD AS WELL AS THE RETENTION ON THE SOUTH SIDE OF THE PROPERTY

THE FOLLOWING MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THIS PROJECT:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP.

FDOT CONSTRUCTION NOTES FOR DEVELOPMENT

1. REQUIRED TO HAVE A PRE-CONSTRUCTION MEETING WITH THE FOOT INSPECTOR TWO (2) WEEKS PRIOR TO ANY WORK IN FOOT RIGHT-OF-WAY
2. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH MAINTENANCE OF TRAFFIC SIGNS (FOOT STANDARD INDEX 102-660) IN-PLACE PRIOR TO PATHWAY BEING AFFECTED
3. THE PERMITEE/ER SHALL COORDINATE WITH FOOT INSPECTOR IN ADVANCE OF ANY CONCRETE PLACED WITHIN FOOT RIGHT-OF-WAY TO ENSURE THAT THE INSPECTOR IS ONSITE DURING ANY CONCRETE PLACEMENT OPERATION
4. ANY CURB AND/OR GUTTER THAT IS RECONSTRUCTED OR INSTALLED WITHIN FOOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FOOT STANDARD INDEX 520-001 (CURB AND GUTTER)
5. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED, OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION AND MEET THE MINIMUM STANDARDS OF FOOT STANDARD INDEX 522-001 (CONCRETE SIDEWALK) AND 522-002 (DETECTABLE WARNINGS AND CURB RAMPS)
6. ANT FLARED DRIVEWAY THAT IS RECONSTRUCTED OR INSTALLED WITHIN FOOT RIGHT-OF-WAY SHALL MEET MINIMUM STANDARDS OF FOOT STANDARD INDEX 522-003 (CONCRETE FLARED DRIVEWAYS)
7. ALL NON-STRUCTURAL CONCRETE PLACED IN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 6 INCHES THICK AND MEET THE REQUIREMENTS OF SECTION 347 OF THE FOOT STANDARD SPECIFICATION
- 7.1. PROVIDE DELIVERY TICKETS WITH ALL THE REQUIRED DETAILS AS OUTLINED IN THE FOOT STANDARD SPECIFICATION 347-4.1.
- 7.2. CONCRETE SHALL BE PLACED AND CURED IN A MANNER THAT MEETS FOOT STANDARD SPECIFICATION REQUIREMENTS TO ACHIEVE PROPER STRENGTH AND DURABILITY CHARACTERISTICS
8. ANY CURB OR SIDEWALK DAMAGED AS A RESULT OF WORK PERFORMED BY THE PERMITEE OR CONTRACTOR SHALL BE REMOVED AND REPLACED PER FOOT SPECIFICATIONS.
9. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS PER FOOT SPECIFICATIONS
10. ALL MATERIALS BEING PLACED IN THE FOOT RIGHT-OF-WAY MUST BE ON THE STATE'S APPROVED PRODUCTS LIST (NON-PROPRIETARY)
11. ALL CONSTRUCTION AND/OR MAINTENANCE IN FOOT RIGHT-OF-WAY SHALL CONFORM TO THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT STANDARD PLANS FOR ROAD CONSTRUCTION, FOOT STANDARD SPECIFICATIONS FOR RAMP AND BRIDGE CONSTRUCTION, FOOT FLORIDA DESIGN MANUAL, AND THE FOOT DRAINAGE MANUAL
12. NO LAINE CLOSURE OF ANY STATE ROADWAY IS ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FOOT
13. LAINE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM, UNLESS OTHERWISE APPROVED BY FOOT
14. LAINE CLOSURES NEED TO ACCOMMODATE FOR A BIKE LAINE IF THE ROADWAY CONSISTS OF A BIKE LAINE.
15. NO WORK SHALL BE PERFORMED DURING THE WEEK OF ANY STATE OR FEDERAL HOLIDAY UNLESS OTHERWISE APPROVED BY FOOT
16. NO WORK REQUIRING LAINE OR SIDEWALK CLOSURE SHALL BE PERFORMED DURING SPRING BREAK OR SR 699 (GULF BOULEVARD) SPRING BREAK IS IDENTIFIED AS MARCH 1 THROUGH THE FIRST MONDAY FOLLOWING EASTER. DURING THIS TIME, LAINE AND SIDEWALK CLOSURES IN ALL STATE ROADWAYS THAT LEAD TO SR 699 (GULF BOULEVARD) WILL BE RESTRICTED TO NIGHT WORK, SUNDAY THROUGH THURSDAY, 9:00 PM TO 5:30 AM.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY FOOT
18. PRIOR TO THE REMOVAL OF ANY MATERIALS ABUTTING THE ROADWAY SHALL BE SAWCUT TO PREVENT ANY DAMAGE TO THE ROADWAY
19. CONTRACTOR SHALL PROVIDE THE FOOT INSPECTOR THE PRINCIPAL POINT OF CONTACT INDIVIDUAL WHO HAS AUTHORITY TO ADMINISTER ACTIONS ON BEHALF OF THE PERMITEE WHILE ACTIVITIES IMPACTING THE RIGHT-OF-WAY ARE TAKING PLACE TO INCLUDE POTENTIAL EMERGENCY ISSUES
20. NO STOCKPILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT-OF-WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT OR APPROVED BY FOOT IN ADVANCE
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY, 7:00 AM TO 5:30 PM, UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BY FOOT BEFORE WORKING OUTSIDE OF THE SCHEDULE
22. FOOT RESERVES THE RIGHT TO ADJUST ANY PERMITTED WORK SCHEDULE. THE PERMIT DOES NOT GUARANTEE RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY, AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM

23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN STATE RIGHT-OF-WAY SHALL BE EXCAVATED FULL-DEPTH, TWO (2) 2.5-INCH LIFTS OR SP 12.5 AND TWO (2) 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE SEGMENT OF THE ROADWAY. STAR STEP METHOD SHOULD BE INCORPORATED PRIOR TO PLACING THE ASPHALT. TO AVOID VERTICAL JOINTS, MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LAINE, FULL LAINE WIDTH; AND INCLUDE ANY ADJACENT BIKE LAINE, SHARED PATH, OR URBAN SHOULDER SECTION.

24. ANY DISRUPTIONS TO A PERMEABLE PEDESTRIAN PATH OR BIKE LAINE ALONG SR 699 (GULF BOULEVARD) ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LAINE WITH STAIR STEP (FACED) JOINTS. RESTORATION TO INCLUDE LAINE WITH EXISTING SUB-GRADE MATERIAL AND 657 STONE AS BASE MATERIAL (COMPACT IN 4-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO (2) 2-INCH AND A MAXIMUM OF TWO (2) 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVEWAYS AND SIDE STREETS DURING CONSTRUCTION.

25. IF A PERMITTEE IS EXTENDING AND/OR CONNECTING TO AN EXISTING FOOT PIPE, DISTRICT DRAINAGE WILL REVIEW IF THE PIPE SYSTEM ADDRESSES ANY INCREASE IN VOLUME/LOADING AS PART OF THE NEW DEVELOPMENT. THE NEW PIPE, ALONG WITH THE CONNECTION, SHOULD BE VIDEO INSPECTED AND APPROVED TO FOOT FOR NEW DEVELOPMENT. FORM THE CONNECTION TO THE AREA THAT THE EXISTING PIPE HAS BEEN OR MAY BE DAMAGED. FOOT SPECIFICATIONS REQUIRE VIDEO INSPECTION OF NEW PIPE 48 INCHES OR LESS IN DIAMETER (STANDARD SPECIFICATION 430-4.8 PIPE INSPECTION, 430-4.8.1 VIDEO REPORT, AND 430-4.8.2 REINPECTION).

26. IF A PERMITTEE IS CONNECTING TO AN EXISTING FOOT PIPE, THEY WILL HAVE TO CLEAN/SEAL THE AREA OF THE EXISTING PIPE THEY ARE CONNECTING TO SO FOOT CAN ENSURE THE CONNECTION WAS DONE PROPERLY. A PROPER PIPE CONNECTION CANNOT BE PERFORMED WHEN EXISTING PIPE IS SILTED UP AT THE CONNECTION POINT.

27. PIPE CULVERTS SHOWN IN THE PERMIT MUST MEET FOOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED IN THE PERMIT. EACH JOINT OR EACH END OF PIPE SHALL HAVE FOOT STOPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1-INCHING JOINTS MUST BE "DIAPHERED" ALL CULVERTS ARE TO BE INSPECTED BY FOOT PRIOR TO PLACEMENT OF FILL.

28. PERMITTEE SHALL NOTIFY FOOT OF THE DATE OF COMPLETION, REQUEST A FINAL INSPECTION, AND REQUEST A NOTICE OF FINAL ACCEPTANCE.

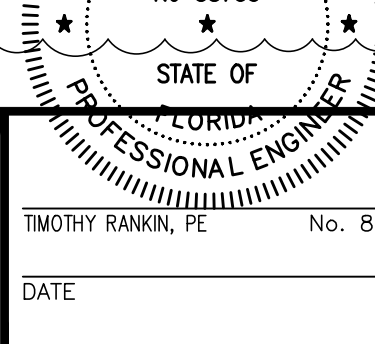
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PREPARED FOR:
FLA GOLF WEST FLORIDA, INC.
19455 GULF BOULEVARD
INDIAN SHORES, FL 33785



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
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ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA



INDIAN PASS VILLAGE

GENERAL NOTES

SECTION 30, TOWNSHIP 30S., RANGE 15E.

JOB NO.
24007800SC

SHEET NO.
001.0

C01.0

STORMWATER POLLUTION PREVENTION PLAN				STORM WATER MANAGEMENT				NON-STORM WATER DISCHARGES				SPILL CONTROL PRACTICES							
PROJECT NAME: INDIAN PASS VILLAGE				STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS AND UNDERGROUND PIPING SYSTEM FOR THE DEVELOPED AREA. THE AREAS WHICH ARE NOT DEVELOPED WILL BE GRADED AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE, THE ENTIRE SITE WILL DRAIN TO THE CITY STORM STRUCTURES.				IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: * WATER FROM WATER LINE FLUSHING. * PAVEMENT WASH WATERS (WHERE NO SPILL OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) * UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.				IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: * MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. * MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGES, GLOVES, GOGGLES, FINE PARTICLE SEPARATION FROM PELLETIZED-GRANULAR MEDIA, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. * ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. * THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING/TOE TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. * SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. * THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. * THE SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.							
PROJECT ADDRESS: 19455 GULF BLVD INDIAN SHORES, FLORIDA 33785 APPLICANT'S ADDRESS: FLA GOLF WEST FLORIDA, INC. 19455 GULF BLVD INDIAN SHORES, FL, 33785																			
THE PROJECT WILL CONSIST: CONSTRUCTION OF BUILDINGS, PARKING LOT, NEW CURBING, SIDEWALKS, STORMWATER IMPROVEMENTS AND UTILITY CONNECTION				OTHER CONTROLS				INVENTORY FOR POLLUTION PREVENTION PLAN				NOTICE OF TERMINATION							
SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING OF EXISTING PROPERTY AND CONSTRUCTION OF NEW BUILDINGS, PARKING LOT, CURBING, SIDEWALKS, STORMWATER INFRASTRUCTURE, AND UTILITY CONNECTIONS CONSTRUCTION ACTIVITIES WILL INCLUDE: BUILDINGS, PARKING LOT, CURBING, SIDEWALKS STORMWATER FACILITIES AND UTILITY CONNECTIONS CURVE NUMBER: PRE: 88 POST: 84 PROJECT AREA: 0.76 ACRES				WASTE DISPOSAL				THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION: CONCRETE DETERGENTS TAR SAND STONE FERTILIZERS PETROLEUM BASED PRODUCTS AND FUELS CLEANING SOLVENTS WOOD				A NOTICE OF TERMINATION WILL BE SUBMITTED TO EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION BY THE CONTRACTOR.							
				WASTE MATERIALS -- ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN DUMPSTERS PER LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE A WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED TO THE APPROPRIATE COUNTY LOCATION FOR DUMPING. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE ON- SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE -- ALL HAZARDOUS WASTE MATERIALS, IF ENCOUNTERED, WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. SANITARY WASTE -- ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.				SPILL PREVENTION				POLLUTION PREVENTION PLAN CERTIFICATION							
SEQUENCE OF MAJOR ACTIVITIES				OFFSITE VEHICLE TRACKING				GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT. * AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. * ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. * PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. * SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. * WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. * MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. * THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.				TIMING OF CONTROL MEASURES				CONTRACTOR'S CERTIFICATION			
1. INSTALL EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLANS 2. CLEARING AND GRUBBING 3. CONSTRUCT STORMWATER FACILITIES 4. CONSTRUCT BUILDINGS 5. CONSTRUCT ASPHALT DRIVE AND PARKING LOT 6. RE-GRADE AND SOD / LANDSCAPE DISTURBED AREA				AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT BARRIERS, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS WILL BE CONSTRUCTED PRIOR TO GRUBBING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE, ONCE CONSTRUCTED ACTIVITY CEASES PERMANENTLY IN THAT AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE TRAPS AND THE STAKED SILT BARRIERS WILL BE REMOVED.				I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS HAVE BEEN READ BY ME OR MY DESIGNATED REPRESENTATIVE AND UNDERSTAND THAT THIS SYSTEM HAS BEEN PREPARED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. OWNER: _____ SIGNED: _____ NAME AND TITLE: _____ DEPARTMENT: _____ ADDRESS: _____ DATE: _____											
CONTROLS				CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS				HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE, ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.											
EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES				THE CONSTRUCTION SURFACE WATER MANAGEMENT PLAN REFLECTS THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S (SWFWM) REQUIREMENTS FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AS ESTABLISHED BY THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D-4 AND 40D-40. TO DEMONSTRATE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWM'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT". THIS PLAN ALSO REFLECTS THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR WORK IN BRANCH 6.				HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE, ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.											
PROTECTION OF EXISTING STORM SEWER SYSTEMS -- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY THE CONSTRUCTION PROCESS. SEDIMENT TRAPPING MEASURES -- SEDIMENT BASINS AND TRAPS, PERIMETER BERMS, FILTER FENCES, BERMS SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED OR IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. WIND EROSION STABILIZATION -- THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME-- FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST. TEMPORARY STABILIZATION -- TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANCOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH, WHICH CAN BE READILY CUT INTO THE SOIL, SHALL BE USED. AREAS OF THE SITE, WHICH ARE TO BE PAVED, WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE. PERMANENT STABILIZATION -- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.				MAINTENANCE INSPECTION PROCEDURES				CONTRACTOR'S CERTIFICATION											
				EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL. LESS THAN ONE HALF OF THE SITE WILL BE DENUDE AT ONE TIME PRIOR TO ESTABLISHING EROSION CONTROL MANAGEMENT. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB. TEMPORARY AND PERMANENT GRASSING, MULCHING AND SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. FLOATING TURBIDITY BARRIERS WILL BE INSPECTED REGULARLY AND ADJUSTED OR REPLACED IF NECESSARY TO MAINTAIN PROPER SEDIMENT CONTROL. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE. CONSTRUCTION TRAILER. THE SITE SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES. FILLING OUT THE INSPECTION AND MAINTENANCE REPORT WILL BE BY THE CONTRACTOR. PERSONNEL SELECTED FOR AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER.				I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.											
STRUCTURAL PRACTICES				EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES				CONTRACTOR'S CERTIFICATION											
STAKED SILT FENCES -- THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE CONSTRUCTION LIMITS AS DEPICTED ON THE AND CONSTRUCTION PLANS. THESE DEVICES WILL STOP AND DIVERT RUNOFF TO THE SEDIMENT BASINS. SEDIMENT BASINS -- THE TEMPORARY POND AREAS WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION.				EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES				CONTRACTOR'S CERTIFICATION											
				EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES				CONTRACTOR'S CERTIFICATION											

NO.

BY

DATE

DESCRIPTION

NO.

BY

DATE

DESCRIPTION

DESIGN

DRAWN

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SCALE

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DATE

PREPARED FOR:
FLA GOLF WEST FLORIDA, INC.
19455 GULF BOULEVARD
INDIAN SHORES, FL 33785

Y

Since 1919

George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEYOUNG.COM
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ECOLGY / GIS / PLANNING / SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

TIMOTHY J. RANKIN

LICENSE

No 88735

STATE OF FLORIDA

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TIMOTHY RANKIN, PE

No. 88735

DATE

INDIAN PASS VILLAGE
STORMWATER POLLUTION PREVENTION PLAN
SECTION 30, TOWNSHIP 30S., RANGE 15E.

JOB NO.
24007800SC
SHEET NO.
C01.1

ROUTED: 7/16/2025 9:25 AM
LOGON: 8/1/2025 9:25 AM

August 12, 2025 - Planning, Zoning & Building Committee Meeting Agenda Packet

Reference | Page 15

SURVEYOR'S NOTES:

1. A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF #19455 AND #19463 GULF BOULEVARD, CITY OF INDIAN SHORES, FLORIDA (SEE PARCEL LEGAL DESCRIPTIONS BELOW), LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST.
2. SURVEY DATE: FEBRUARY 12, 2025.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE HERETO WITHIN ONE (1) YEAR FROM DATE HEREON.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. HORIZONTAL: COORDINATES OF SITE CONTROL POINTS WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GPS METHODOLOGY, USING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) FOR CORRECTIONS. COORDINATES AND BEARINGS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11), FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, U.S. SURVEY FEET.
6. VERTICAL: ELEVATIONS OF SITE CONTROL POINTS WERE ESTABLISHED BY BASE/ROVER GPS METHODOLOGY, AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88) BASED ON NGS BENCHMARK *NARROW F* (PID=AG0703, ELEVATION=5.67 FEET).
7. GEORGE F. YOUNG AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND/OR OTHER MATTERS PERTAINING TO SURVEY.
8. TOPOGRAPHIC SURVEY INCLUDES ANY HARDSCAPE ELEMENTS AND ABOVE GROUND UTILITIES, INCLUDING BUT NOT LIMITED TO ALL RETAINING WALLS, FENCES, CULVERTS, DRAINAGE STRUCTURES, PAVED DITCHES, WATER METERS, VALVES, JUNCTION BOXES, MANHOLES, DRIVEWAYS, PARKING LOTS, UTILITY/LIGHT POLES, OVERHEAD UTILITY LINES, TREES OF 4" DIAMETER OR GREATER, AND ANY OTHER SIGNIFICANT FEATURE WITHIN THE SURVEY AREAS IDENTIFIED ABOVE. VISIBLE ABOVE GROUND UTILITIES ARE SHOWN HEREIN HOWEVER ADDITIONAL UTILITIES MAY EXIST. THE LOCATION OF FOOTERS, FOUNDATIONS AND STRUCTURES BENEATH THE GROUND SURFACE HAS NOT BEEN DETERMINED. ONLY A PORTION OF THE PROPERTY WAS MAPPED FOR TOPOGRAPHY.
9. EXCLUDED FROM THIS SURVEY ARE HEDGES, SMALL BUSHES, SPRINKLER SYSTEMS AND NON-PERMANENT LANDSCAPING SUCH AS PLANTERS WITH TIMBER BORDERS, AND VERTICAL LOCATION OF OVERHEAD UTILITY LINES. ALSO EXCLUDED FROM THIS SURVEY IS "SMUGGLER'S COVE MINIATURE GOLF COURSE" ON THE NORTH SIDE OF THIS PROPERTY.
10. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0176H AND 12103C0177H, COMMUNITY NUMBER 125139, PANEL 0176 AND 0177, SUFFIX H, EFFECTIVE DATE OF AUGUST 24, 2021, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, COASTAL FLOOD PLAIN, BASE FLOOD ELEVATION = 9.0'.
11. THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY IN ACCORDANCE WITH LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
12. THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR 1:240.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. CERTIFICATION IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SIGNING SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND IT IS NOT A GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED.
15. THIS MAP OF SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
16. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
17. THIS REPORT HAS BEEN DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

PARCEL NO. 30-30-15-10404-000-0020
O.R. 10797, PG. 741

LOTS 5 AND 8, LESS THE SOUTH 0.33 FEET THEREOF, COOK'S REPLAT, AS RECORDED IN PLAT BOOK 15, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH LOTS 2 AND 4, BOSWORTH SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY AND LESS ANY PART THEREOF LYING WITHIN BAY SHORES YACHT AND TENNIS CLUB I, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGES 63 THROUGH 65, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL BEING IN SECTION 30, TOWNSHIP 30, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL NO. 30-30-15-17874-000-0060
O.R. 11018, PG. 1038

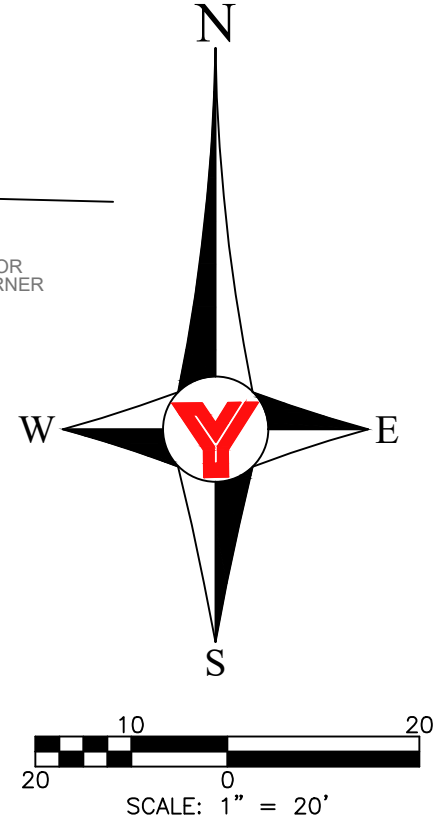
LOTS 6, 7 AND THE SOUTH 0.33 FEET OF LOTS 5 AND 8, COOK'S REPLAT AS RECORDED IN PLAT BOOK 15, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THAT PART OF LOT 2, BLOCK 1, AND THE SOUTH 8.00 FEET OF LOT 1, BLOCK 1, REVISED INDIAN PASS BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 699 (ALSO KNOWN AS GULF BOULEVARD); LESS ROAD RIGHT-OF-WAY, AND LESS ANY PART THEREOF LYING WITHIN BAY SHORES YACHT AND TENNIS CLUB I, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGES 63 THROUGH 65 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL BEING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGEND:
BFP BACKFLOW PREVENTOR
CONC. CONCRETE
(D) DEED
FCM FOUND CONCRETE MONUMENT
FR FOUND IRON ROD AND CAP
FN&D FOUND NAIL AND DISK
ID. IDENTIFICATION
LB LICENSED BUSINESS
LS LICENSED SURVEYOR
(M) MEASURED
OCC OCCUPATION
O.R. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
PG. PAGE
PSM PROFESSIONAL SURVEYOR AND MAPPER
R/W RIGHT OF WAY
SIRC SET IRON ROD AND CAP
SRF SPLIT RAIL FENCE
STA STATION
WBF WOOD BOARD FENCE

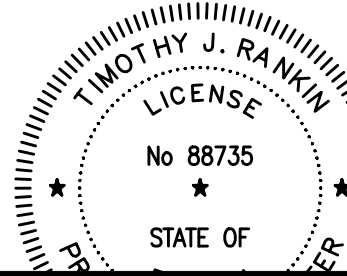
SYMBOL LEGEND:
FOUND CONCRETE MONUMENT
FOUND IRON ROD
SET IRON ROD
SET NAIL AND DISK
CATV SERVICE BOX
ELECTRICAL SERVICE BOX
MAIL BOX
METER - WATER
SANITARY MANHOLE
SIGN
TELEPHONE PEDESTAL
TRANSFORMER
TREE - PALM
VALVE BOX - WATER
VALVE COVER - WATER
VALVE COVER - RECLAIMED
WOOD LIGHT POLE

HATCHING LEGEND:
ASPHALT
BUILDING
CONCRETE

CONTROL POINTS				
NAME	NORTHING	EASTING	ELEV	DESCRIPTION
10000	1279208.57	383594.72	5.98	SET RIVET AND DISK NO ID.
10001	1279305.04	383362.91	5.81	SET RIVET AND DISK NO ID.
10002	1279434.23	383540.29	5.87	SET NAIL AND DISK NO ID.



BAY SHORES YACHT & TENNIS CLUB I,
CONDO PLAT BOOK 22, PAGE 64



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PREPARED FOR:
FLA GOLF WEST FLORIDA, INC.
19455 GULF BOULEVARD
INDIAN SHORES, FL 33785

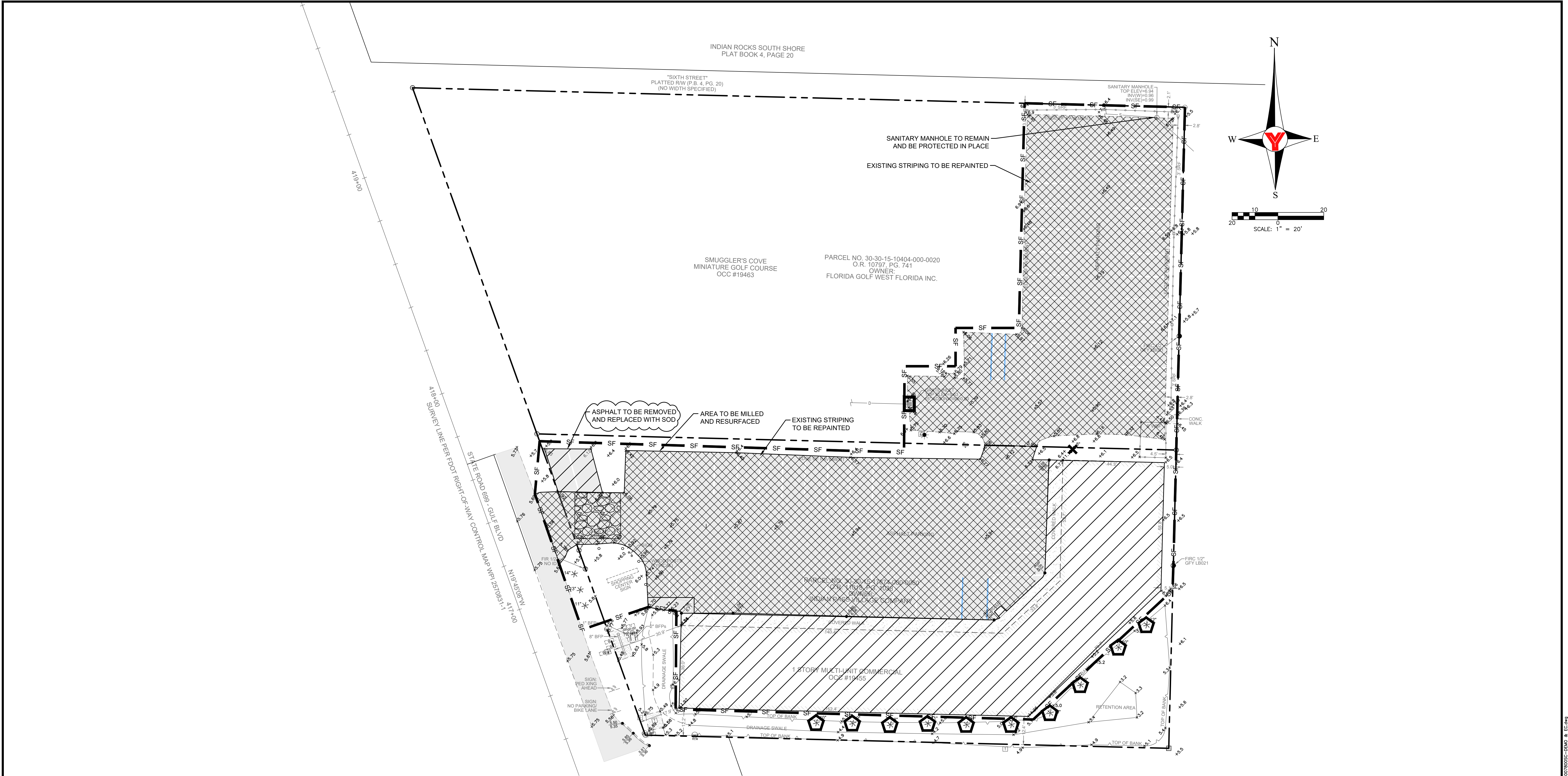


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CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGICAL GIS PLANNING & SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

TIMOTHY RANKIN, PE
No. 88735
DATE

INDIAN PASS VILLAGE
EXISTING CONDITIONS
SECTION 30, TOWNSHIP 30S., RANGE 15E.

JOB NO.
24007800SC
SHEET NO.
C02.0



SEE SHEET C01.0 FOR GENERAL NOTES AND EROSION CONTROL.

NO STOCKPILES ARE PROPOSED. SEPARATE PERMIT WILL BE REQUIRED FOR ANY CONTRACTOR DESIGNATED STOCKPILES.

NPDES NOTIFICATION:
ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEvised BY THE PROJECT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.

NOTE TO CONTRACTOR:
REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

CONTRACTOR TO COORDINATE WITH THE OWNER ALL REMOVAL/ABANDON OF EXISTING UTILITIES.

- SURVEY LEGEND:**
- BFP BACKFLOW PREVENTOR
 - CONC. CONCRETE
 - (D) DEED
 - FCM FOUND CONCRETE MONUMENT
 - FIR FOUND IRON ROD AND CAP
 - FN&D FOUND NAIL AND DISK
 - ID. IDENTIFICATION
 - LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - (M) MEASURED
 - OCC OCCUPATION
 - O.R. OFFICIAL RECORDS BOOK
 - (P) PLAT
 - P.B. PLAT BOOK
 - PG. PAGE
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - R/W RIGHT OF WAY
 - SIRC SET IRON ROD AND CAP
 - SRF SPLIT RAIL FENCE
 - STA STATION
 - WBF WOOD BOARD FENCE

- SYMBOL LEGEND:**
- FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - FOUND IRON ROD AND CAP
 - SET IRON ROD
 - SET NAIL AND DISK
 - CATY SERVICE BOX
 - ELECTRICAL SERVICE BOX
 - MAIL BOX
 - METER - WATER
 - SANITARY MANHOLE
 - SIGN
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TREE - PALM
 - VALVE BOX - WATER
 - VALVE COVER - WATER
 - VALVE COVER - RECLAIMED
 - WOOD LIGHT POLE

- HATCHING LEGEND:**
- ASPHALT
 - BUILDING
 - CONCRETE

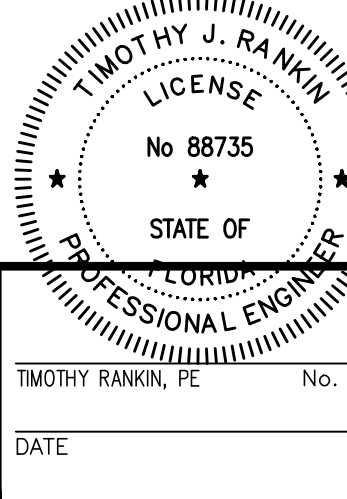
- LEGEND**
- SF SILT FENCE OR CONSTRUCTION FENCE
 - INLET PROTECTION
 - TREE REMOVAL
 - TREE PROTECTION
 - CONSTRUCTION ENTRANCE
 - DEMOLITION LIMITS
 - MILL AND RESURFACE LIMITS

REVISED	NO.	BY	DATE	DESCRIPTION	DESIGN	INITIALS	DATE
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					CHECKED		
					QUALITY CHK		
					SCALE		

PREPARED FOR:
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INDIAN SHORES, FL 33785



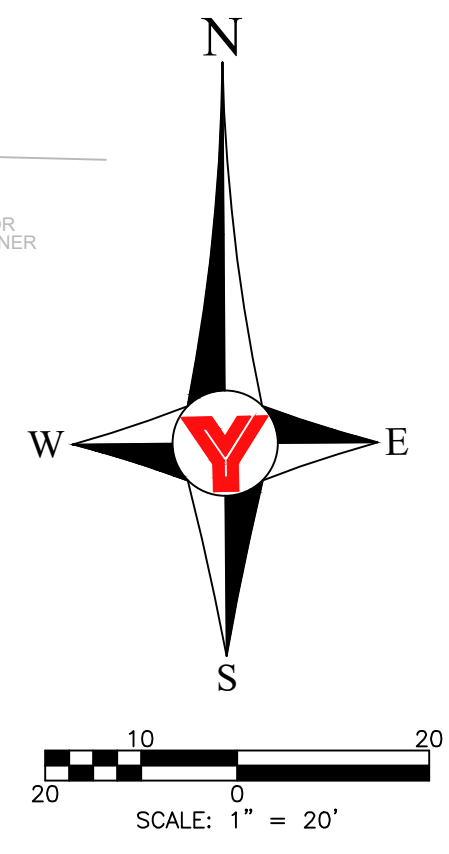
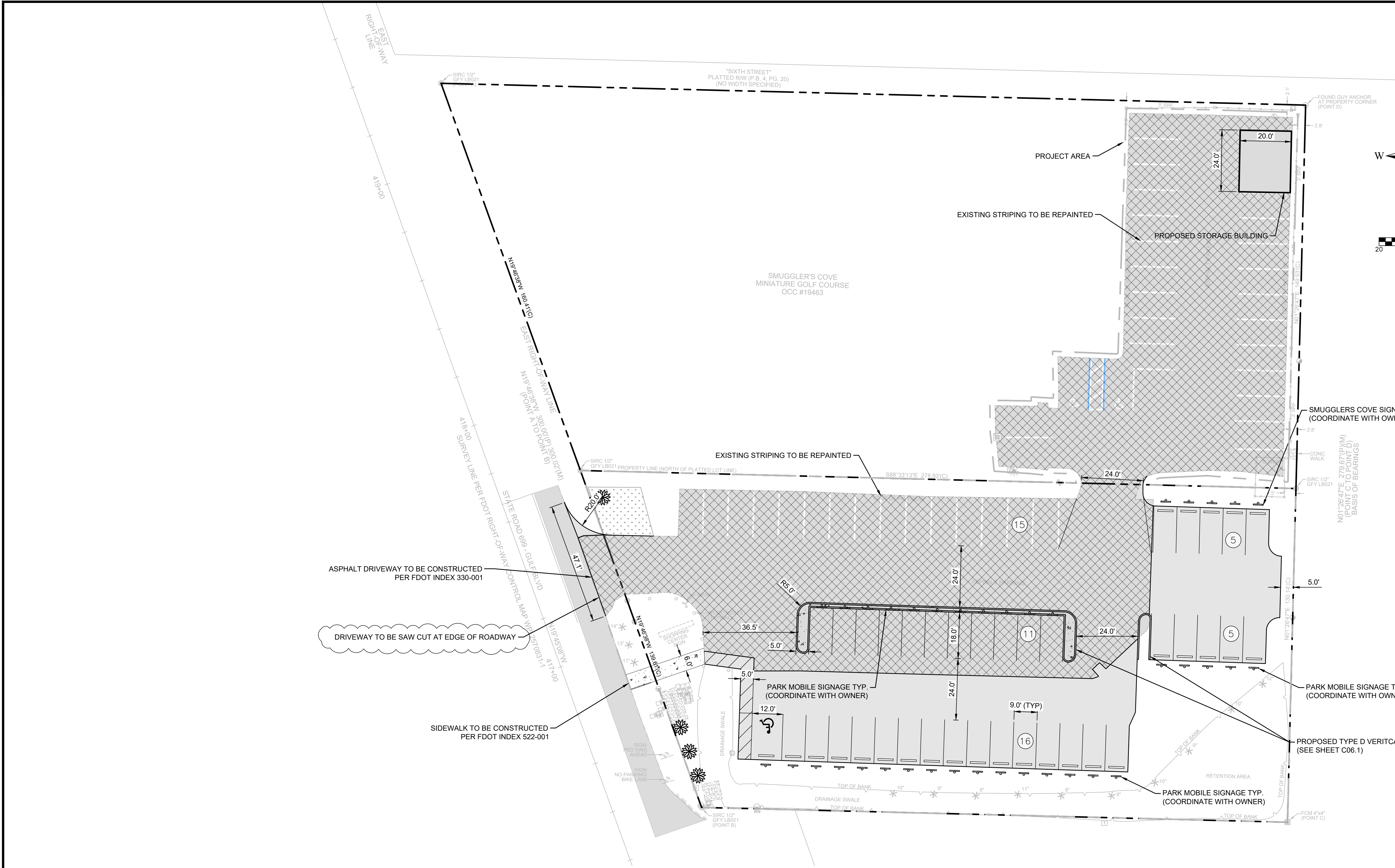
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INDIAN PASS VILLAGE
DEMOTITION AND EROSION CONTROL
SECTION 30, TOWNSHIP 30S., RANGE 15E.

JOB NO.
24007800SC
SHEET NO.
C03.0



OVERALL SITE DATA TABLE


1. ADDRESS:	19455 GULF BLVD INDIAN SHORES, FL 33785
2. ZONING:	R/O/R
3. EXISTING USE:	GENERAL RETAIL
4. PROPOSED USE:	PARKING LOT
5. PARCEL AREA:	33,011 S.F. OR 0.76 ACRES
6. PROJECT AREA:	44,275 S.F. OR 1.02 ACRES
7. PARCEL ID:	30-30-15-17874-000-0060
8. GROSS FLOOR AREA:	EXISTING: 9,583 S.F. PROPOSED: 0 S.F.
9. FLOOR AREA RATIO:	EXISTING: 0.22 PROPOSED: 0
10. BUILDING COVERAGE:	EXISTING: 9,579 S.F. (29% OF PROJECT AREA) PROPOSED: 0 S.F. (0% OF PROJECT AREA)
11. OPEN GREEN SPACE:	EXISTING: 8,661 S.F. (26% OF PROJECT AREA) PROPOSED: 12,142 S.F. (37% OF PROJECT AREA)
12. PAVING COVERAGE:	EXISTING: 14,771 S.F. (45% OF PROJECT AREA) PROPOSED: 20,869 S.F. (63% OF PROJECT AREA)
13. IMPERVIOUS SURFACE:	EXISTING: 24,350 S.F. (74% OF PROJECT AREA) (ISR = 0.74) PROPOSED: 20,869 S.F. (63% OF PROJECT AREA) (ISR = 0.63)
14. FRONTAGE TREES:	REQUIRED: 2 PER 40' OR 7 PER 140' PROPOSED: 7 TREES ALONG FRONT
15. PARKING SPACES (BOTH PARCELS):	EXISTING: 62 (INCLUDES 3 HANDICAPPED) PROPOSED: 77 (INCLUDES 3 HANDICAPPED) 45 SPACES FOR THE GOLF COURSE & 32 FOR PAY TO PARK MIN. REQ.: 2 (INCLUDES 1 HANDICAPPED) (1 PER 300 SF OF FLOOR SPACE)
16. ONE HUNDRED YEAR FLOOD PLAIN:	FLOOD ZONE: AE (PANEL NUMBER 12103C0176H)
17. SETBACKS:	FRONT: 18'

SURVEY LEGEND:		SYMBOL LEGEND:		HATCHING LEGEND:	
BFP	BACKFLOW PREVENTOR	□	FOUND CONCRETE MONUMENT	[Hatched]	ASPHALT
CONC.	CONCRETE	●	FOUND IRON ROD	[Hatched]	BUILDING
(D)	DEED	●	FOUND IRON ROD AND CAP	[Hatched]	CONCRETE
FCM	FOUND CONCRETE MONUMENT	●	SET IRON ROD		
FIR	FOUND IRON ROD AND CAP	●	SET NAIL AND DISK		
FN&D	FOUND NAIL AND DISK	●	CATV SERVICE BOX		
ID.	IDENTIFICATION	●	ELECTRICAL SERVICE BOX		
LB	LICENSED BUSINESS	●	MAIL BOX		
LS	LICENSED SURVEYOR	●	METER - WATER		
(M)	MEASURED	●	SANITARY MANHOLE		
OCC	OCCUPATION	●	SIGN		
O.R.	OFFICIAL RECORDS BOOK	●	TELEPHONE PEDESTAL		
(P)	PLAT	●	TRANSFORMER		
P.B.	PLAT BOOK	●	TREE - PALM		
PG.	PAGE	●	VALVE BOX - WATER		
PSM	PROFESSIONAL SURVEYOR AND MAPPER	●	VALVE COVER - WATER		
R/W	RIGHT OF WAY	●	VALVE COVER - RECLAIMED		
SIRC	SET IRON ROD AND CAP	●	WOOD LIGHT POLE		
SRF	SPLIT RAIL FENCE	●			
STA	STATION	●			
WBF	WOOD BOARD FENCE	●			

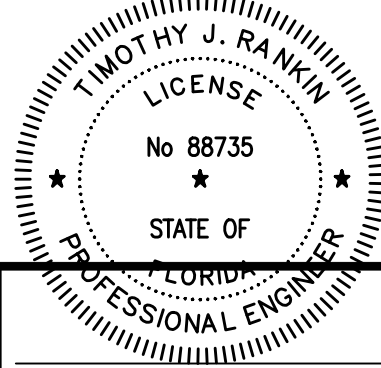
PROPOSED LEGEND	
[Symbol]	WHEELSTOP
[Symbol]	PROPOSED SOD AREA
[Symbol]	ASPHALT PAVEMENT
[Symbol]	MILL AND RESURFACE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	PROJECT AREA
[Symbol]	SIGN
[Symbol]	PROPOSED PALM

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	DESIGN	INITIALS	DATE
1				1				DESIGN		
2				2				DRAWN		
3				3				CHECKED		
4				4				QUALITY CHK		
5				5				SCALE		

PREPARED FOR:
FLA GOLF WEST FLORIDA, INC.
19455 GULF BOULEVARD
INDIAN SHORES, FL 33785



George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY / GIS / PLANNING / SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA



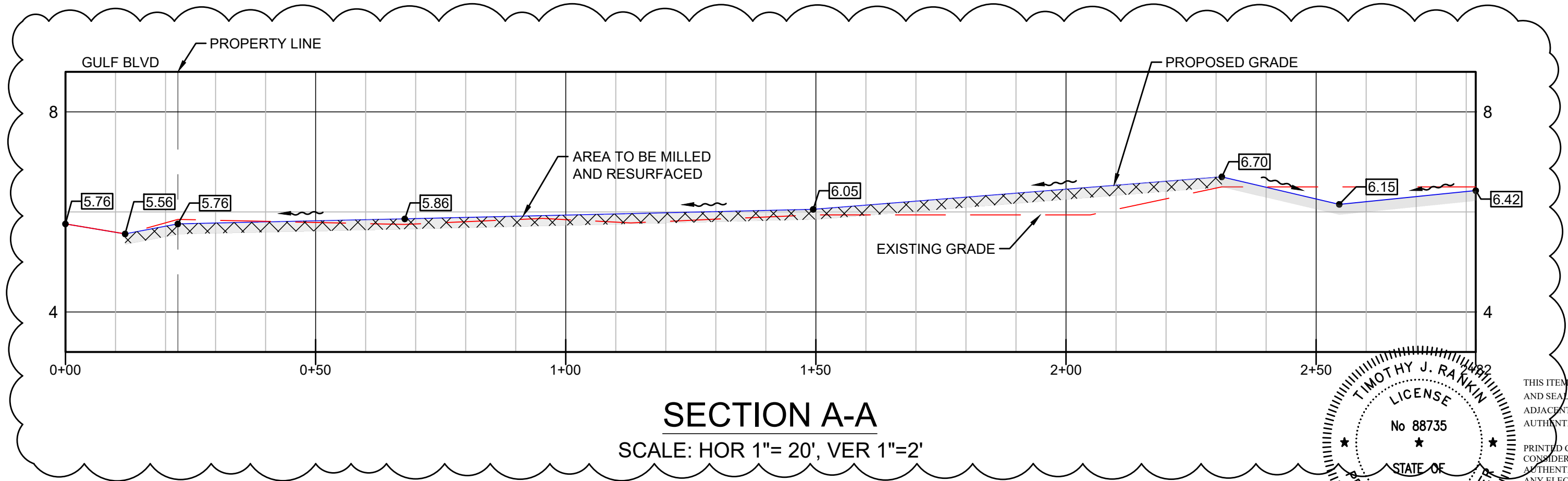
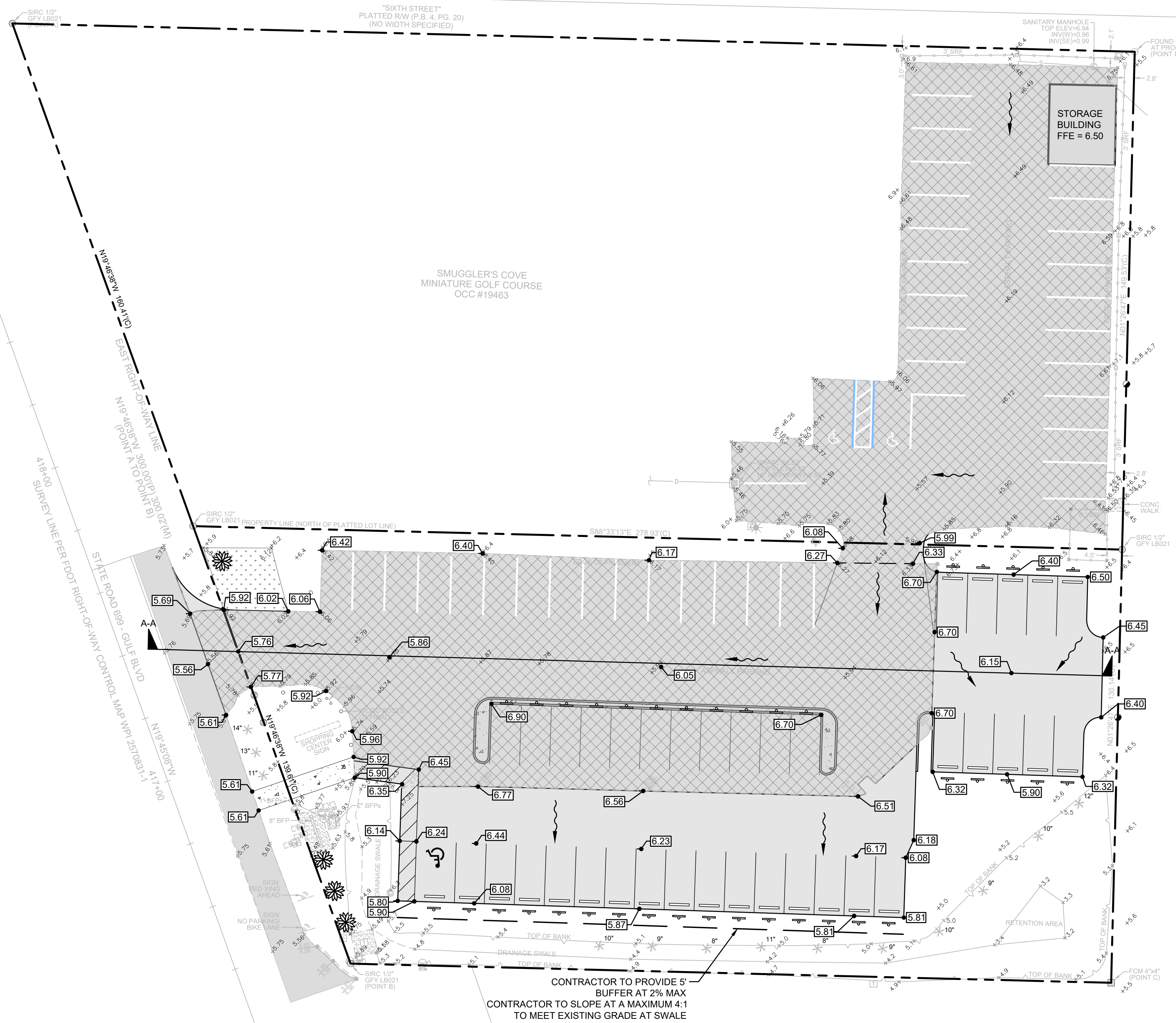
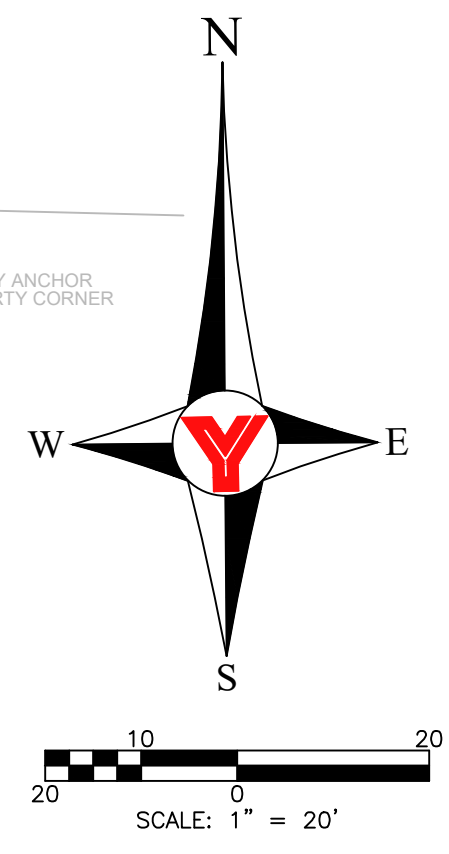
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TIMOTHY J. RANKIN, PE
No. 88735
STATE OF FLORIDA
DATE

INDIAN PASS VILLAGE
SITE PLAN

SECTION 30, TOWNSHIP 30S., RANGE 15E.

JOB NO.	24007800SC
SHEET NO.	C04.0



- SURVEY LEGEND:**

 - BFP BACKFLOW PREVENTOR
 - CONC. CONCRETE
 - (D) DEED
 - FCM FOUND CONCRETE MONUMENT
 - FIR FOUND IRON ROD AND DISK
 - FN&D FOUND NAIL AND DISK
 - ID. IDENTIFICATION
 - LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - (M) MEASURED
 - OCC OCCUPATION
 - O.R. OFFICIAL RECORDS BOOK
 - (P) PLAT
 - P.B. PLAT BOOK
 - PG. PAGE
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - R/W RIGHT OF WAY
 - SIRC SET IRON ROD AND CAP
 - SRF SPLIT RAIL FENCE
 - STA STATION
 - WBF WOOD BOARD FENCE
- SYMBOL LEGEND:**

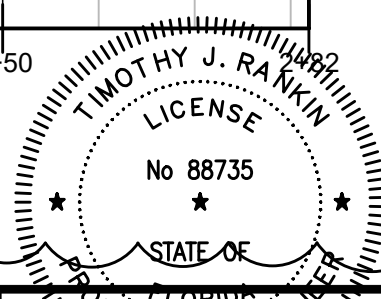
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - FOUND IRON ROD AND CAP
 - SET IRON ROD
 - SET NAIL AND DISK
 - CATY SERVICE BOX
 - ELECTRICAL SERVICE BOX
 - MAIL BOX
 - METER - WATER
 - SANITARY MANHOLE
 - SIGN
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TREE - PALM
 - VALVE BOX - WATER
 - VALVE COVER - WATER
 - VALVE COVER - RECLAIMED
 - WOOD LIGHT POLE
- HATCHING LEGEND:**

 - ASPHALT
 - BUILDING
 - CONCRETE

- PROPOSED LEGEND**
- WHEELSTOP
 - PROPOSED SOD AREA
 - ASPHALT PAVEMENT
 - MILL AND RESURFACE
 - CONCRETE PAVEMENT
 - PROJECT AREA
 - SIGN
 - PROPOSED GRADE
 - EXISTING GRADE
 - FLOW ARROW

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REVISED	NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	DESIGN	INITIALS	DATE

PREPARED FOR:

FLA GOLF WEST FLORIDA, INC.

19455 GULF BOULEVARD
INDIAN SHORES, FL 33785

George F. Young, Inc.

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ECOLOGICAL GIS PLANNING SURVEYING
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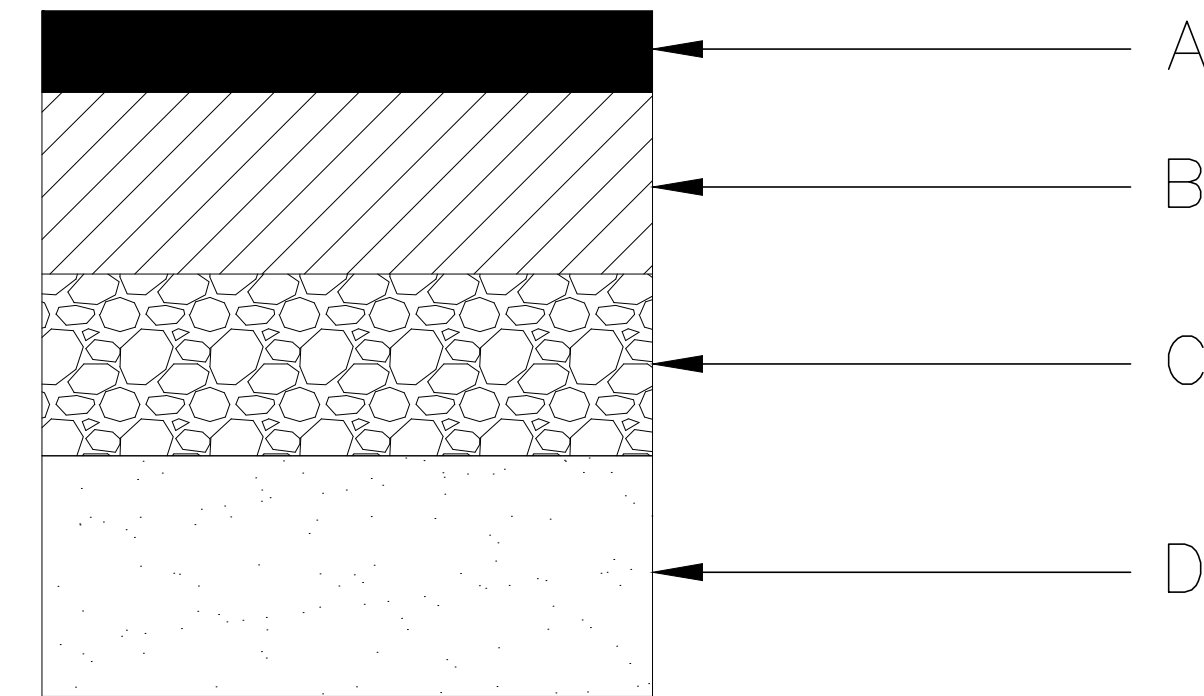
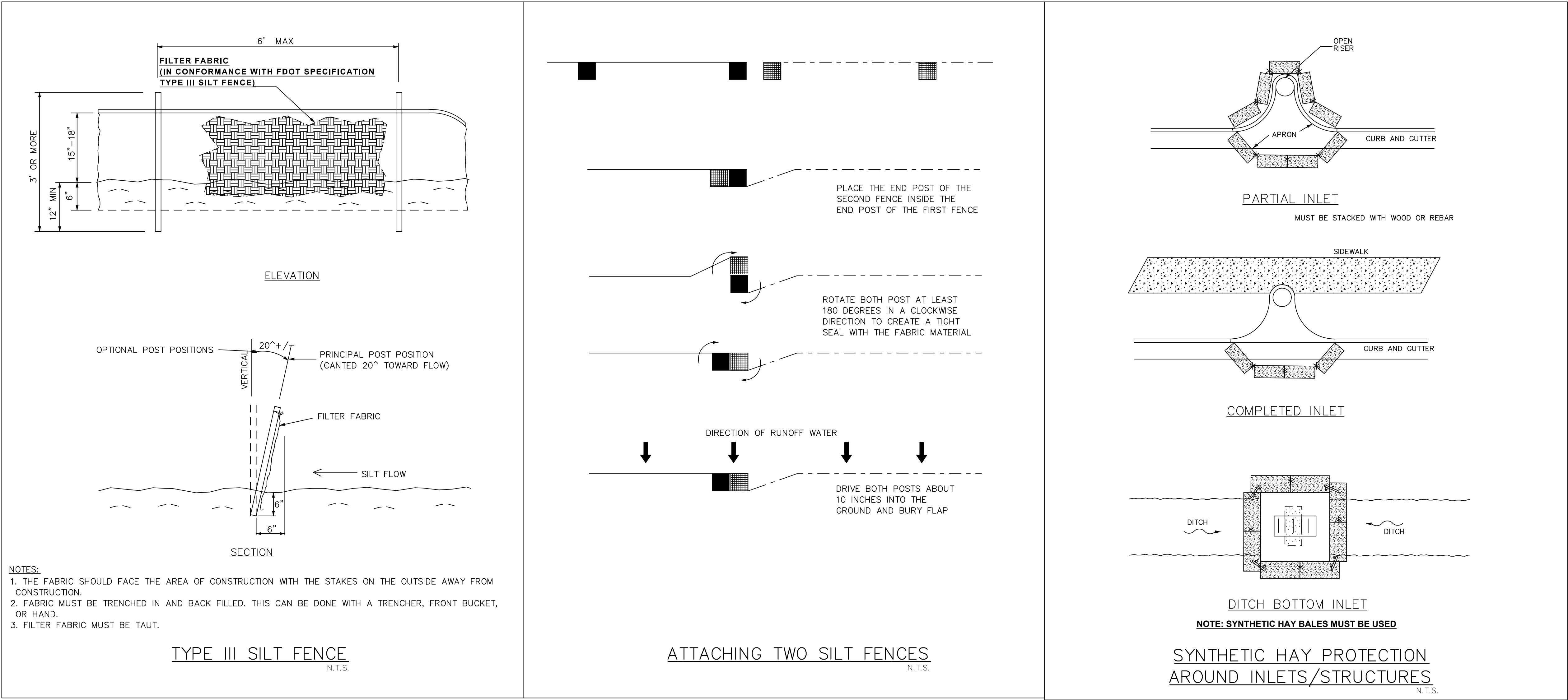
INDIAN PASS VILLAGE

PAVING, GRADING AND DRAINAGE PLAN

SECTION 30, TOWNSHIP 30S., RANGE 15E.

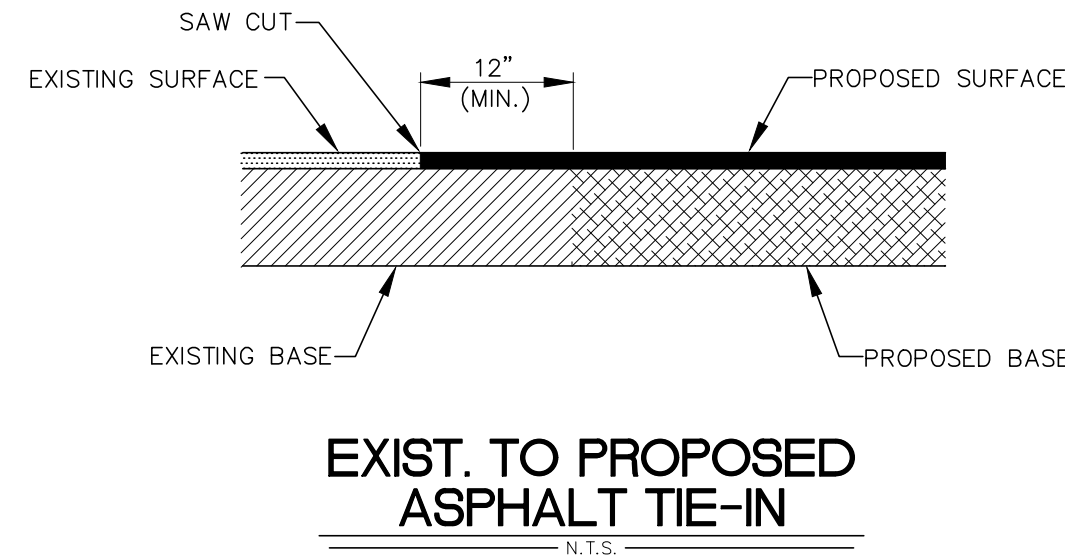
JOB NO.
24007800SC

SHEET NO.
C05.0



	PARKING STALL (STANDARD DUTY ASPHALT)
(A)	2" ASPHALTIC CONCRETE TYPE "SP-9.5"
(B)	8" LIMEROCK COMPACTED TO 98% MIN. DENSITY PER AASHTO T-180, LBR-100**
(C)	12" STABILIZED SUBGRADE LBR-40, 95% MIN. DENSITY PER AASHTO T-180
(D)	FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY IN MAXIMUM OF 12" LIFTS

* TACK COAT REQUIRED WITH MULTIPLE LIFTS.
** CRUSHED CONCRETE MAY BE USED AS AN ALTERNATE BASE



NOTICE: ALL NON FDOT DETAILS ARE TO BE UTILIZED ONLY WITHIN THE PROPERTY

INDIAN PASS VILLAGE
DETAILS

SECTION 30, TOWNSHIP 30S., RANGE 15E.

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Timothy J. Rankin, P.E.
License No. 88735
State of Florida

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LOD: 100
DATE: 7/16/2025 9:25 AM

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	DESIGN	INITIALS	DATE	PREPARED FOR:	George F. Young, Inc.	INDIAN PASS VILLAGE	JOB NO.
								DRAWN			FLA GOLF WEST FLORIDA, INC.	299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701	DETAILS	24007800SC
								CHECKED			19455 GULF BOULEVARD	PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM		
								QUALITY CHK			INDIAN SHORES, FL 33785	ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21		
								SCALE				CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING		
												ECOLOGY / GIS / PLANNING / SURVEYING		
												ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA		

RESOLUTION NO. 16 - 2025

A RESOLUTION OF THE TOWN OF INDIAN SHORES, FLORIDA, ADOPTING A PRIVATE PROVIDER FEE FOR THE BUILDING DEPARTMENT; ADOPTING FINDINGS WITH RESPECT TO THE REASONABLENESS OF SUCH FEES; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS INCONSISTENT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Indian Shores, Florida, (“Town”) is a municipal corporation located within Pinellas County; and

WHEREAS, the Town maintains a Building Department that reviews and accepts permit applications and site plans, provides inspections in accordance with the Town Code of Ordinances and the Florida Building Code, and routinely charges fees for the Building Department Services; and

WHEREAS, Section 553.791(2)(b), Florida Statutes, allows a property owner or a contractor to retain a private provider for the purpose of plans review or building inspection services; and

WHEREAS, the Town’s Building Department must reduce the permit fee by the amount of cost savings realized for not having to perform these services; and

WHEREAS, the reduction may be calculated on a flat fee or percentage basis; and

WHEREAS, the Building Department’s fee schedule must be amended to include a private provider reduction in fee; and

WHEREAS, Section 18-54 and Section 18-125 requires that the Town Planning, Zoning, and Building Committee review and set the site plan review and building permit fee schedule in addition to allowing for approval by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, AS FOLLOWS:

Section 1. That the Town Council hereby finds the above statements to be true and correct and incorporated as a material part of this Resolution.

Section 2. That a Private Provider Fee consisting of the combined cost of all plan reviews and inspections reduced by 25% shall be added to the fee schedule is hereby ratified.

Section 3. All other permit fees shall remain in full force and effect until changed or amended by further Resolution of the Town Council.

Section 4. That if any provision of this Resolution is found to be invalid or unenforceable as a matter of law by a court of competent jurisdiction, the offending provision(s) shall be severed, and the remainder shall continue in full force and effect.

Section 5. That all Resolutions or portions of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. That this Resolution shall become effective immediately upon passage and adoption in the manner provided by law.

The above and foregoing Resolution, upon Motion by _____ and seconded by _____, was duly approved and adopted at a regular Town Council meeting held on the _____ day of _____, 2025.

Voting in favor of the Resolution:

Voting in opposition to the Resolution:

Absent:

Abstaining:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA, THIS _____ DAY OF _____, 2025.

ATTEST:

Diantha Schear
Mayor

Freddie Lozano, CMC
Town Clerk